



AGENDA

A. CALL TO ORDER

B. APPROVAL OF AGENDA

1. Motion: *THAT the Board approve the May 26, 2026, open session agenda, as circulated.*

C. APPROVAL OF MINUTES

1. Motion: *THAT the Board approve the April 28, 2026, open session meeting minutes, as circulated.*

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2. Motion from the May 11, 2026, Decision Without Meeting;

THAT the Board approves the selection of McGlashan Consulting as the consultant for the Board Governance Review for a contract amount of \$45,000 plus applicable taxes.

CARRIED UNANIMOUSLY

D. DELEGATIONS

None.

E. EXTERNAL REPORTS & PRESENTATIONS

1. UBC Campus and Community Planning Monthly Report – Carole Jolly, Director of Community Development & Transportation, UBC Campus & Community Planning

11

2. Electoral Area A Newsletter - Jen McCutcheon, Metro Vancouver Director for Electoral Area A

14

3. FIFA Updates - Josh Strikwerda and Matt Wrobel, RCMP

F. REPORTS

1. May Management Report – Paul Thorkelsson, Chief Administrative Officer

20

2. Report Sections:

- Chief Administrative Officer Report
- Communications Report
- Recreation Report
- Operations & Sustainability Report
- Finance Report

3. Recreation Seasonal Report – Dave Gillis, Recreation Manager
Relevant Attachments:

32



- Recreation Winter 2026 Seasonal Report – Appendix.

Report presented for Board information.

3. Teen and Tween Programming Report – Dave Gillis, Recreation Manager 43

Relevant Attachments:

- Teen and Tween Programming Internal Review 49

Recommendation:

THAT the Board approve a staff increase in the Youth Program Coordinator to full-time (37.5 hours per week) and direct the inclusion of any additional costs (\$36,231) within the existing FY2026-27 budget, and

THAT the Board approve UNA advocacy in favour of a future dedicated seniors' space in the Wesbrook Neighbourhood and direct staff to work with UBC Properties Trust and UBC Campus and Community Planning to identify potential options.

4. UNA Community Gardens and Volunteer Committee Review – Wegland Sit, Operations Manager 54

Relevant Attachments:

- Pre-2012 Volunteer Garden Committee Terms of Reference 60
- 2016 March Board Report 62
- 2019 Community Garden Annual Report 63

Recommendation:

THAT the Board direct staff to conduct a comprehensive review of existing garden policies and procedures to identify opportunities for streamlining garden operations, reducing overall wait times, and evaluating the feasibility of future garden expansions.

5. UNA Emerald Ash Borer Strategy – Wegland Sit, Operations Manager 72

Relevant Attachments:

- UNA Emerald Ash Borer Strategy 81

Recommendation:

THAT the UNA Board approve Option 2 (Expanded Scenario) as the



designated EAB Management Strategy for the Hampton Area.

AND Direct staff to consult and apply with UBC Campus and Community Planning (C&CP) for the necessary permits regarding the removal of designated "non-retention" trees and the phased removal of the "small tree" category that does not meet the manufacturer's technical requirements for systemic treatment.

AND approve the Hampton Replanting Program, ensuring the timely restoration of the neighborhood canopy.

G. UNFINISHED BUSINESS None.

H. NEW BUSINESS

1. Public Release of UNA Housing Advocacy Letter – Chair Glassheim

Recommendation:

THAT the UNA Board publicly release the Board's Housing Advocacy Letter approved at the April Board meeting.

I. ADJOURNMENT

Recommendation:

THAT the Board adjourn into a closed session to discuss matters related to discussions and dealings with other entities or individuals where disclosure of the information being discussed could be harmful to the UNA's interests and the approval of minutes for a closed session or restricted closed session of a Board meeting.



MINUTES

PRESENT:

Eagle Glassheim
Ron Bourgeois
Jake Wiebe
Sandy Song
Michael Kerns

UBC MEMBERS:

Carole Jolly, Director of Community Development & Transportation, UBC Campus & Community Planning
David Kiloh, Director, Facilities, UBC Student Housing and Community Services

REGRETS:

Yanbo (Paul) Li
Evan Luo
Solomon Yi-Kieran, AMS Student Representative

STAFF:

Paul Thorkelsson, Chief Administrative Officer
Athena Koon, Finance Manager
Wegland Sit, Operations Manager
Dave Gillis, Recreation Manager
Glenda Ollero, Communications Manager

GUESTS:

Aubrey Benson, Research Associate and Lab Manager, Urban Ecology & Sustainability Lab
Brian Savage, UNA Resident

A. CALL TO ORDER

The University Neighbourhoods Association (UNA) Board meeting's open session was called to order at 5:31pm.

The Chair acknowledged that the UNA is situated and that the meeting was being held on the traditional and ancestral territories of the Musqueam people.

No conflicts of interest in relation to any items on the closed session meeting agenda were declared.

B. APPROVAL OF AGENDA

MOVED by Chair Glassheim



SECONDED by Director Bourgeois

THAT the Board approve the April 28, 2026, open session agenda, as circulated.

CARRIED

C. APPROVAL OF MINUTES

MOVED by Chair Glassheim

SECONDED by Director Wiebe

THAT the Board approve the March 24, 2026, open session meeting minutes, as circulated.

CARRIED

MOVED by Chair Glassheim

SECONDED by Director Bourgeois

THAT the Board approve as minutes of the March 2026 electronic meeting the following resolutions without meeting:

THAT the Board approve the purchase, before FY 2025-26 year-end of the FY2026-27 Budget items outlined in this report totaling \$153,550.00;

AND THAT the Board approves the additional capital items for FY 2025-26 (WCC digital sign replacement, Additional Workstations, and IT hardware replacements) totaling \$86,000.00

CARRIED

D. DELEGATIONS

1. Brian Savage- Community Gardens

The resident presented a suggestion for staff to reinstate the Garden Advisory Committee with the presenter as chair. The purpose of the resident's report was to bring awareness to the gardens, to advocate for better partnerships with similar resources on campus, to advocate for more plots and for new forms of plots, including container gardening. The speaker requested staff to follow-up on history, current garden advisory committee function and scope, and the possibility of a newsletter.

E. EXTERNAL REPORTS & PRESENTATIONS

1. Campus and Community Planning April Monthly Report

UBC staff pointed out several upcoming events in the area with impacts on traffic and road closures, all of which have been publicized. Details on the Childcare Expansion Plan were provided. Board Directors raised questions, answered by UBC staff, on current childcare capacities, and waiting lists, with special interest to length of wait times,



plans for expansion, and alignment with provincial and other municipal figures comparison.

2. Tree Inventory presented by Aubrey Benson and

Researchers presented work on an ongoing collaborative project between UBC and the UNA that identifies and inventories trees in specific areas. The inventories provide a baseline understanding of the ecosystem, type of trees, and health of trees and offers a more proactive approach to tree maintenance. The UNA will manage the addition and removal of tree to the database. The database will eventually be available for public use and will integrate with the UNA Help system and eventually with a regional system.

F. REPORTS

1. April Management Report - Paul Thorkelsson, Chief Administrative Officer

The CAO presented the report as circulated. Of note was the Campus of Care and general healthcare improvements to the area as well as a navigation tool that helps residents access services. Also noted was the Governance Review project process and updates.

The CAO spoke about upcoming advocacy opportunities including those raised by the Fire Services contract expiry in June.

The Communications Manager provided updates on hiring and renovations. Details on automation and standardization of processes were shared.

The Recreation Manager updated the Board on follow-ups from March delegations regarding Teen and Tween programming, indicating that further outcomes will be announce at future meetings. Question about adding seniors to report were raised and resolved.

The Operations Manager presented updates to Green Depot operations, indicated that EAB plan is on track to be shared in May. Board Directors asked about EAB related engagement with City of Vancouver Parks; the Operations Manager will follow-up. Finally, some discussion on FIFA was raised and resolved.

2. Staff Work Plan – Paul Thorkelsson, Chief Administrative Officer

The CAO presented the report as circulated. Questions were raised relating to the timeline for each goal and if a results review would take place. The reporting back process will include timelines, expectations and reviews. Further questions around infrastructure work were raised and responded to.

MOVED by Chair Glassheim

SECONDED by Director Wiebe



THAT the Board approve the 2026-27 UNA Staff Work Plan, as circulated.

CARRIED

3. Finance & Audit Committee Report

a. Neighbours Fund Investment – Athena Koon, Finance Manager

The Finance Manager presented the report as circulated. Making mention of the notional nature of the investment and the small rate change.

MOVED by Director Wiebe

SECONDED by Director Bourgeois

THAT the Board direct staff to instruct UBC Treasury to “invest” up to \$4 million of the Neighbours Fund into a 3-year term deposit.

CARRIED

b. Annual Capital Reserve Transfer – Athena Koon, Finance Manager

The Finance Manager presented the report as circulated; no further questions were raised.

MOVED by Director Wiebe

SECONDED by Director Bourgeois

THAT the Board approve of a transfer to the UNA Capital Reserve equal to the amortization of capital assets for FY2025/26, less the amortization of deferred capital contributions.

CARRIED

c. Audit Plan – Athena Koon, Finance Manager

The Finance Manager presented the report as circulated; there were no further questions.

4. Governance and Human Resources Committee Report

a. UNA Policies Categorization Report – Lauren Thomson, Corporate Services Specialist

The report was presented as circulated. Some questions arose on the Corporate Policy definitions of Administrative vs Board. Those questions were resolved.

MOVED by Chair Glassheim

SECONDED by Director Bourgeois

THAT the Board approve policies labelled “Corporate” be recategorized “Administrative” or “Board” as appropriate per UNA Corporate Policy



Framework.

CARRIED

** * * * The Board recessed at 6:57pm * * * **

** * * * The Board reconvened at 7:17pm * * * **

b. UNA Business Expenses Policy Draft – Lauren Thomson, Corporate Service Specialist

The report was discussed, noting the changes recommended by the Board, as distributed in hard copy. Some conversation on the types of items covered by the policy and the process for claims. Further discussing between staff and Board ensued.

MOVED by Chair Glassheim

SECONDED by Director Wiebe

THAT the Board adopts FIN-17 Business Expenses Policy, as circulated at the Board meeting, replacing policies #5-01 Food & Beverage Policy and #5-12 Staff Vehicle Use Policy.

CARRIED

c. UNA Gifts, Naming, and Donations Policy – Lauren Thomson, Corporate Services Specialist

Some discussion followed the presentation of the report.

MOVED by Chair Glassheim

SECONDED by Director Wiebe

THAT the Committee recommend that the Board adopts FIN-16 Gifts, Naming, and Donations Policy, replacing policies #1-13 Gifts Policy, #1-09 Bench Naming Policy, and #5-04 Community Amenities Donations.

CARRIED

5. UNA Administrative Office Renovations – Paul Thorkelsson, Chief Administrative Officer

The report was presented as circulate with no further discussion.

MOVED by Chair Glassheim

SECONDED by Director Bourgeois

THAT the Board approve an additional capital item for FY 2026-27 - minor office renovations - with a budget totaling \$50,000.00 and direct funds for this project to be accessed from the UNA Capital Reserve.



CARRIED

6. Board Advocacy Relating to UBC Housing Action Plan – Eagle Glassheim & Michael Kerns

The Board Chair outlines trends in local rental markets and indicated some of the limitations of rentals in the UBC area, specifically faculty and staff rental housing. A plan to draft and share a letter advocating for changes in supply, access and cost. UBC staff offered to facilitate conversations around the Housing Action Plan at upcoming meetings. Some further discussion on surrounding areas and rental trends continued.

MOVED by Chair Glassheim

SECONDED by Director Kerns

THAT the Board authorize the Chair to send a letter to UBC, UBCPT, and the UBC Board of Governors requesting action on Housing Action Plan rental policies.

CARRIED

G. UNFINISHED BUSINESS

1. UNA Urban Forestry Operations Guidelines Report - Wegland Sit, Operations

The Operations Manager presented the report, revised from December 2025. There was a note to update the enclosed report, this was done following the meeting. The protocol represents a direct and mandatory requirement of the Neighbours Agreement 2024. The protocol represents a clear documented procedure and response for all tree management operations. Written approval from UBC is to follow UNA Board approval.

MOVED by Chair Glassheim

SECONDED by Director Wiebe

THAT the Board adopt the UNA Tree Management Operational Guidelines as presented, thereby fulfilling the mandate for the Tree Risk Management Protocol as outlined in Appendix A, Section 4.2 of the Neighbours Agreement 2024 (NA 2024)

CARRIED

H. NEW BUSINESS

1. UBCPT-UNA Dog Park License Agreement – Wegland Sit, Operations Manager

The report was presented as circulated. Questions on insurance were raised and addressed.

MOVED by Chair Glassheim

SECONDED by Director Kerns



THAT the Board approve the UNA-UBCPT Dog Park License and authorize the CAO to execute the agreement, as circulated.

CARRIED

I. ADJOURNMENT

MOVED by Chair Glassheim

SECONDED by Director Bourgeois

THAT the Board adjourn into a closed session to discuss matters related to discussions and dealings with other entities or individuals where disclosure of the information being discussed could be harmful to the UNA's interests; the appointment of individuals other than Directors to, or removal from, a committee, working group, or other body; and the approval of minutes for a closed session or restricted closed session of a Board meeting.

CARRIED

The meeting adjourned into a closed session at 7:54pm

* * * *



Memorandum

To: UNA Board

From: Simmi Puri, Communications Manager, Campus + Community Planning

Date: May 26, 2026

Subject: Monthly Update from Campus and Community Planning

Film & Events Notification

May

- Tuesdays, May 5th to 26th from 6pm to 9pm. **World Tuesday Night Championship bike race** at Stadium Parking Lot. Route goes around the Stadium. No road closures. Cyclists follow rules of the road but travel faster. Traffic Control Personnel will be on site to manage safety at Stadium Lot. [Learn more.](#)
- Wednesday, May 20th to Friday, May 22nd, and Monday, May 25th to Thursday, May 28th from 8am to 5pm each day. **Spring Graduation.** Ceremonies take place inside the Chan Centre for the Performing Arts, with post-ceremony activity around Flag Pole Plaza. Crescent Road will be closed from 7am to 7pm each day. Road closure and event details [will be posted here.](#) For schedule of events, visit the [UBC graduation page.](#)
- Monday, May 23rd. **Victoria Day.** University closed
- Friday, May 29th from 5pm to 9pm. **Longest Day Road Race** at Stadium Lot, around Thunderbird Stadium, along Main Mall and other campus roads. [Learn more.](#)

June

- Monday, June 22nd to Friday, June 26th. **Exams**
- Saturday, June 28th from 7:30am – 11:30am. **Vancouver Half Marathon.** Road closures will be in effect. [Learn more.](#)

July

- Wednesday, July 1st. **Canada Day.** University closed

Development Update

DP26008 - Corus Tree Removal: was issued for removal of overgrown palm tree located at the entrance of the Corus Building at 5989 Walter Gage Road.

DP26009 - UBC Farm Substation Project: was issued for installation of new pad mounted transformer on concrete pad locate in field adjacent UBC Research Greenhouse along with upgrades to the electrical distribution system in the Plant Sciences Building at 3461 Ross Drive.

DP25024-1 - SCWY Diesel tanks: was amended to add two additional diesel tanks to the South Campus Works Yard project located at 6116 Nurseries Road.

DP07017-11 - Tapestry Tenant Improvements for Seasons Wesbrook: was amended for the installation of mechanical ventilation serving a new cooktop, which requires an exterior building envelope penetration, at Seasons Wesbrook Village located within Tapestry, 3338 Wesbrook Mall.

DP07003-12 - Granite Terrace 1 Revisions to operable windows: was amended for removal of the existing movator and to add a new stair, elevator access, and CRU at Granite Terrace I, 3313 Shrum Lane.

DP24018-1 BCR7 Amendment: was amended to refine plans for the development of BCR7 - including adjustments to unit types and parking, and minor Architectural and Landscape changes.

Community Update

Inspiring Community Grants are now open!

UBC Inspired is excited to kick off another great year of community-led grant projects! [Apply for an Inspiring Community Grant](#), and you could receive up to \$500 for your project that helps build community and support social connection. Looking for a little project inspiration? Check out this great grant project from the [UBC Dance Club!](#)

Kids Fit is May 20- June 24!

UBC Inspired and Active Kids are excited to bring back Kids Fit for another year of physical literacy fun for kids ages 7-12! Offered twice-weekly, each interactive session features group sports and games, led by senior-level student coaches at UBC's School of Kinesiology. Participants will build on physical literacy skills, while enjoying activities in various world-class

recreational facilities on UBC's campus. Registration is \$50 for UNA families. Visit inspired.ubc.ca/kidsfit for more information and to register by using the UNA link.



Director's Report

Hello UNA/UBC/UEL residents,

In this season's update, you can read more about the water restrictions that came into effect on May 1. For the first time ever, Metro Vancouver has had to move directly to Stage 2 water restrictions to preserve our water supply. The reasons for this earlier-than-usual restriction are our particularly low snowpack, dry weather forecast, and an important infrastructure project.

In addition to the regular committee and Board commitments this spring, I was able to attend the annual Lower Mainland Local Government Association (LMLGA) Conference. This conference provides an opportunity for elected officials from Hope to Pemberton to gather to debate resolutions that will be sent to the Union of BC Municipalities, and to connect and share experiences and best practices. I have had the privilege of serving on the LMLGA executive for the past five years, helping organize this annual conference and advocate to provincial policymakers on behalf of our members.



*The Lower Mainland Local Government Association Executive at our annual conference earlier this month
Photo credit: David Buzzard*



Conducting a walking tour of the UEL with Premier Eby (our MLA) and Minister Boyle (Minister of Housing and Municipal Affairs), and Alternate Director Claire Huxtable

My alternate, Claire Huxtable, and I also provided Minister of Housing and Municipal Affairs Christine Boyle, as well as our MLA, Premier David Eby, with a tour of the UEL. Interestingly, the Minister of Municipal Affairs acts like the "mayor" of the UEL, so I have tried to tour the UEL with every Minister of Municipal Affairs during my terms as Electoral Area Director.

Finally, as you may know, municipal elections will happen across BC this coming October. This includes the election of your Electoral Area Director. After seven years in public service, I have decided not to seek re-election. It has been an honour to serve the community, and I am grateful to those who have supported and reached out to me over the years. If you know anyone who may be interested in running for public office to represent

UBC, UEL and the more rural areas of Electoral Area A, I would be very happy to connect with them to discuss the role further. Until the October election, I will continue to work to represent your interests and those interests that I feel best serve our wonderful region.

As always, please reach out if you have any questions, suggestions, or concerns that I may be able to assist with.

All the best,

Jen McCutcheon

Metro Vancouver Director for Electoral Area A (areaajen.ca or areaajen@gmail.com)



Stage 2 Lawn Watering Restrictions in Effect

On May 1, Stage 2 Water Restrictions came into effect for the Metro Vancouver region, which means all residential and non-residential lawn watering is banned. With hot and dry weather in the long-range forecast, we must make sure we use treated water where we need it most — drinking, cooking, and cleaning.

You can read more details about the restrictions here: [Lawn Watering Restrictions | Metro Vancouver](#)



Engagement of the Size and Structure of Metro Vancouver's Boards

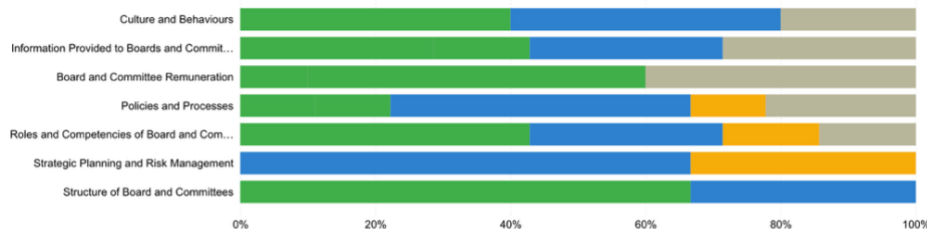
Metro Vancouver is inviting residents to help shape the future of its governance. Until June 14, you can share your input on potential changes to the size and structure of Metro Vancouver's four boards.

Join a webinar to learn more or complete the survey to share your perspective. This engagement will help implement key recommendations outlined in the independent [Board Governance Review](#), completed in 2025. It looked at how Metro Vancouver boards and committees are structured, how members are compensated, and how decisions are made — all to better serve our region and its residents.

Metro Vancouver is governed by Boards of Directors made up of mayors and councillors from across the region, under a framework established by provincial legislation and used by regional districts throughout British Columbia. While this model is rooted in local democracy, transparency, and accountability, Metro Vancouver recognizes that governance must evolve over time to remain effective.

The Governance Committee is reviewing a range of options, including the number of directors on each Board, how

Progress by section



Supporting the MVRD Board's consideration and implementation of the review's recommendations is part of the terms of reference of Metro Vancouver's Governance Committee, and the relevant Metro Vancouver Boards will make decisions on the recommendations.

- Ongoing: The recommendation is being implemented and is ongoing
- Complete: The recommendation has been implemented
- Underway: The action has been considered and is being implemented
- In Work Plan: The recommendation is included in the Governance Committee's Work Plan and will be assessed by the committee and the applicable boards for relevance and potential implementation
- Pending: The recommendation is expected to be considered in the future

voting is weighted, and whether some Boards could benefit from members with specific expertise alongside elected officials. Each option is being assessed based on whether it supports better decision-making, can adapt as the region grows, is fair to all member communities, and can be effectively implemented.

All public input will be summarized and shared with the Metro Vancouver Boards in



July 2026, helping inform whether governance changes move forward and what they could look like.

You can explore how this work is progressing with the [Governance Review Tracker](#), which shows which improvements have already been completed and what's underway.

Learn more: [Governance Review Engagement](#)

Metro Vancouver Adopts a New Drinking Water Management Plan

Metro Vancouver has adopted the updated *Drinking Water Management Plan*, which sets out how it will continue to deliver high-quality drinking water while responding to the challenges of climate change, population growth, and aging infrastructure.

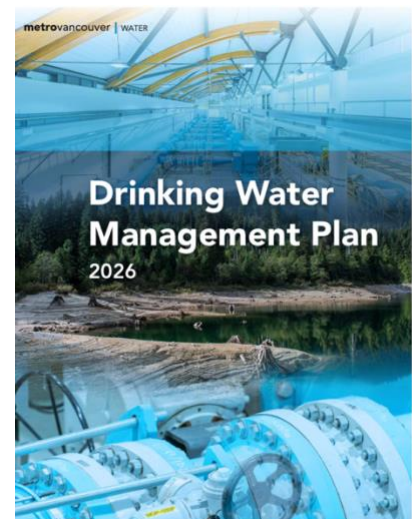
A key advancement in this updated plan is the region's stronger, more coordinated focus on water conservation. For the first time, the plan outlines a regional target to keep per-person water use to a maximum of **320 litres per day by 2035** — a shared benchmark that everyone can work toward. In 2023, Metro Vancouverites used 384 litres of drinking water per person per day.

More than 60,000 people from across the region provided input through surveys, events, workshops, and review sessions, helping shape the plan and making sure it reflects the values and priorities of the region's residents. Updating the *Drinking Water Management Plan* also involved extensive background research and engagement with member jurisdictions, First Nations, post-secondary institutions, industries, and the public.

The *Drinking Water Management Plan* lays out the following priorities and actions:

- Strengthen system resilience to earthquakes and extreme weather
- Maintain and renew aging infrastructure
- Plan responsibly for continued population growth
- Optimize how we use existing infrastructure
- Advance conservation and encourage uptake of metering by member jurisdictions
- Protect source waters and environmental health
- Build and retain the expertise needed to manage and operate a complex regional system

Metro Vancouver ensures more than three million residents receive high-quality drinking water every day. Working with member jurisdictions, Metro Vancouver manages a regional system of protected water supply areas, dams, treatment facilities, reservoirs, pump stations, and water mains to keep drinking water flowing reliably throughout the region.





Update from TransLink on their Review of 99 B-Line Stop at University and Western Parkway / Allison

TransLink has completed its review of the proposed relocation of the 99 B-Line stops on University Boulevard. Based on public feedback and further analysis, the existing stops at Western Parkway and Allison Road will remain in place.

This proposal generated significant interest across the community. During public engagement last fall, TransLink received nearly 1,000 responses. A clear majority of respondents (73%) opposed removing the current stops. Residents highlighted the importance of these stops for accessing UBC Hospital, the southern campus, and University Village, and raised concerns about longer travel times and reduced accessibility—particularly for seniors and people with mobility challenges.

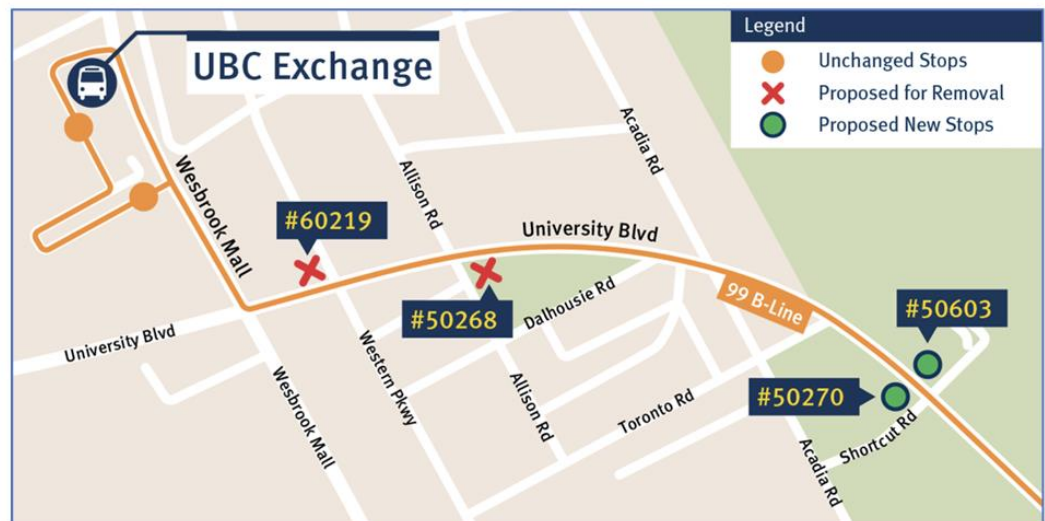
There was some support for adding a stop at Shortcut Road, including from Ielam residents. However, support was more limited, and many respondents who favoured a new stop still did not support removing the existing ones.

Safety also came through as a key issue. Many people pointed to the difficulty of crossing University Boulevard at Shortcut Road and called for a protected crossing.

While the stops will not be relocated, TransLink has indicated it is open to working with partners to advance safety improvements at

Shortcut Road, including a potential protected crosswalk. There are also ongoing discussions with UBC about ways to improve bus reliability and travel times along the corridor.

I appreciate everyone who took the time to share their input on this issue.





Annual University Hill Elementary Earth Day BBQ

On the sunny afternoon of April 23, hundreds of students and parents gathered at University Hill Elementary School for the annual Earth Day BBQ. Several community organizations, including BC Hydro, UBC Botanical Garden, and Metro Vancouver, set up interactive booths to make learning about nature and sustainability fun. Metro Vancouver promoted climate action, regional parks, water conservation, and composting through its partner City Farmer.



Metro Vancouver staff help a young parks enthusiast learn more about the lifecycle of frogs (left) and help students learn more about climate action (right)

Vancouver Landfill Lifetime Extended to Approximately 2050

The Vancouver Landfill will continue to serve the Metro Vancouver region as a cost-effective and environmentally responsible disposal option until approximately 2050, without increasing the agreed area or height of the landfill.

The landfill was previously expected to close as early as 2030. Extending the life of the landfill by 20 years results in more than \$300 million in avoided future tipping fees for residents and businesses, as well as new investments in Burns Bog enhancement and conservation.

Metro Vancouver has one of the highest recycling rates in North America, at 65 per cent. After waste reduction and recycling, about one million tonnes of garbage need to be disposed each year. Of that, about 65 per cent goes to the Vancouver Landfill, 25 per cent to the Waste-to-Energy Facility in Burnaby, with the remainder transported to remote private landfills.



The life of the landfill can be extended because more volume is available within the existing footprint than previously estimated due to settlement and optimized operations. Since future filling will occur within the landfill's current footprint, there will be no significant additional environmental impacts from extending the life of the landfill.

The Vancouver Landfill is located in Delta and owned by the City of Vancouver. An agreement between Metro Vancouver, the City of Vancouver, and the City of Delta recognizes the important role the facility plays by providing a cost-effective solution for managing garbage left over after all efforts to reduce, reuse, and recycle.



*Aerial photograph of Vancouver landfill in Delta.
Photo from Metro Vancouver files*

[Vancouver Landfill Lifetime Extended to Approximately 2050 | Metro Vancouver](#)

Jen's Board and Committee Appointments for 2026

Below are the boards and committees that I serve on. Feel free to reach out to me if you would like to learn more.

- Metro Vancouver Regional District (MVRD) Board of Directors
- TransLink Mayors' Council for Regional Transportation
- Air Quality Committee, MVRD
- Chair of the Electoral Area Committee, MVRD
- Mayors' Committee, MVRD
- Fraser Valley Regional Library Board of Directors
- Joint Regional Planning Committee for TransLink
- Board Member for Metro Vancouver Zero Emission Innovation Centre (ZEIC)
- HR Committee Chair, ZEIC Board
- Governance Committee member, ZEIC Board

Links & Connections

[Jen McCutcheon's Website
areaajen.ca](http://areaajen.ca)

[Metro Vancouver
metrovancover.org](http://metrovancover.org)

[Mayors' Council on
Regional Transportation
translink.ca](http://translink.ca)



Report Date: May 18, 2026
Meeting Date: May 26, 2026
From: Paul Thorkelsson, Chief Administrative Officer

Subject: May 2026 Management Report

Background

The May 2026 Management Report is presented for information.

Decision Requested

For information.

Discussion

CHIEF ADMINISTRATIVE OFFICER

Highlights of Major Activities:

Board Relations

- Attended and supported the April 2026 Land Use Advisory Committee meeting.
- Attended and supported the April 2026 Governance and Human Resources Committee meeting.
- Attended and supported the April 2026 Finance and Audit Committee meeting.
- Continued the weekly meeting schedule with the UNA Chair.
- Supported RFP and consultant selection process for Board Governance Review Project
- Supported Board and Committee agenda and minutes processes.

Operations

- Continued support and participation in regular UBC Campus and Community Planning (C +CP), Properties Trust (PT) and UNA Staff meetings, providing updates on UNA matters.
- Supported internal space planning process to determine locations for additional workstations to support staffing.

Finance

- Supported FY 2025-26 year-end close process.
- Supported start of FY 2024-25 Audit process.

Risk Management

- Continued discussion with UBC and UBC C+CP on NA 2024 implementation and infrastructure and capital funding.
- Continued discussion with UBC, UBC C+CP, and the province of B.C. on parking regulation in the neighbourhoods.



- Supported Board directed advocacy communications with MLA's office regarding parking regulation.
- Supported Board directed advocacy communications with UBC regarding worker and affordable housing in the UNA.
- Supported advocacy communications with City of Vancouver Fire regarding fire services data.
- Supported the ongoing Policy Review and updating of UNA policies for consideration by GHR Committee and UNA Board.
- Supported UNA / UBC C+CP discussion on Neighbours Fund Infrastructure and Capital Reserve relating to implementation of the NA 2024.

Programs and Services

- Supported internal discussions and reviews of Community Gardens existing service levels and opportunities.
- Supported internal discussions and reviews of Youth/Teen/Tween recreation existing service levels and opportunities.

Human Resources

- Supported UNA recruitment processes as needed.
- Participated in the interview and selection process for Recreation Assistant Manager role.
- Supported UNA process in conversion of benefits program.

Community Relations

- Responded to contacts and questions from community members as received.
- Supported UNA Chair presentation to UBC BoG (Property Committee)
- Continued regular meetings with AVP UBCC+CP.
- Supported Campus of Care community awareness of new Campus of Care webpage and resident access opportunities.

COMMUNICATIONS

Preparations for Wesbrook Community Centre Outdoor Digital Signage

In the lead up to the installation of the new outdoor digital signage at Wesbrook Community Centre, the Communications Team is working on creating an outdoor signage strategy, that outlines the types of content to display and when to display it. We are combining a set of evergreen content and seasonal content that targets different user types depending on the day and time of day.

UNA Website

The Communications Team is working on various website related projects including:

- Finalizing the UNA Help page with the Operations Team (launch target is early May/late June)
- Creating a new landing page for the UNA Tree Inventory Dashboard with the Operations Team
- Creating a new Emergency Preparedness page with the Operation Team
- Improvements to the Programs page filters and content structure
- Improvements to the Volunteers page
- Adding new content to the online version of the UNA Guidebook
- Improvements on the layout of the UNA Drop-in Schedule



- Improvements on the layout of the Events Calendar
- Investigating the possibility of the UNA Field Schedule that is connected to Xplor.

The Campus Resident

The Campus Resident's latest issue was published in print and online on May 7, 2026. To read the May issue, you can pick up a copy at the Wesbrook Community Centre or the Old Barn Community Centre, or visit the website at thecampusresident.ca.

The paper's Writers-in-Residence program launched in early May. The program is a five-month residency commencing in August 2026 and includes a monthly paid stipend in return for the completion of a set of writing assignments. Applications are ongoing until June 4. Please visit thecampusresident.ca/submissions for more info.

CEAC Support

The Communications Manager is working as support staff for the CEAC. Staff has prepared a draft of the UNA Society Members survey and this will be reviewed by the committee at their next meeting. Also, an orientation for its new members have been scheduled.

Other:

- Internal communications support for group benefits provider transition.
- Internal communications support for Cost-of-Living Adjustment announcement
- Updating of the online and printed UNA Guidebooks
- Continuing work on streamlining Communications Department processes
- Support for communicating to residents about the opening of the Nobel Park Child Care Centre.
- Additional support for promotion of Summer Adventures Camps and production of camp t-shirts.
- Additional promotional support for various events and workshops.
- Ongoing work for metrics dashboard that was previewed during the February Board meeting
- Ongoing work
- Coordinated with UBC and partners on events, roadworks, traffic updates and facility closures that affect resident of UNA areas.

RECREATION

Department

Highlights

- Spring program rollout and the start of Wesbrook and Hampton Place parking renewals drove strong front desk activity, with online registration continuing to outpace in-person enrollment.
- Recreation programming delivered 319 registered programs and 2,333 registrations, generating \$152,882.39 in revenue across fitness, arts and culture, education, music, camps, and drop-in sports.
- Special events, including UNA Easter: Bunny Business, Night Shift Open Mic #2, and community-led initiatives such as the Baby and Toddler Clothing Swap, saw high engagement and reinforced UNA's role as a community hub.



- Run clubs, youth-led programs, and newcomer initiatives continued to grow, with the UNA fielding its own team in the Vancouver Sun Run and launching fully enrolled youth English Conversation programming.
- Facility bookings and rentals saw moderate growth, with birthday parties and field rentals driving April revenue.

Internal Staffing Movement

- Alina Stadnyk has accepted the position of Assistant Manager – Programs and Events, strengthening leadership capacity within the Programs and Events portfolio.
- Hannie Chia and Marko Aguilar Maurer have accepted positions as Program Coordinators, enhancing frontline coordination and delivery of programs.
- All three individuals previously held roles within the UNA, demonstrating internal staff development, succession planning, and growth opportunities for existing employees.
- The Events Coordinator position has been vacated, creating a vacancy within the Events team and has been posted, with an anticipated hiring timeline targeting in June, supporting continuity of event planning and delivery.

Customer Service &

Facilities Front Desk

Services and Parking

- Over 372 new clients registered at both centres in April, with 288 UNA cards issued or renewed; online registration (1,973 enrollments) exceeded front desk enrollments (1,043), continuing the shift toward digital channels.
- New unique clients have gradually declined year-over-year in April (459 in 2024, 394 in 2025, 376 in 2026), while online program registration has steadily increased (1,318 in 2024, 1,687 in 2025, 1,973 in 2026).
- Parking permit issuance continues an upward trend: April permits rose from 212 (2024) to 288 (2025) to 345 (2026), supported by the April 20 renewal start for Wesbrook and Hampton Place, free permit availability, and continued growth in Wesbrook.
- Two front desk training sessions (April 2 and 10) ensured all Parking Services and front desk staff were aligned on related policies and procedures ahead of the renewal period.

Facility Operations and Community Feedback

- Both community centres operated smoothly in April, hosting several community events, including the Baby and Toddler Clothing Swap at Wesbrook, Easter programming, Night Shift Open Mic, and Family Movie Night at Old Barn.
- Temporary gym divider panels were purchased and put into use at Wesbrook Community Centre; front desk staff report positive participant feedback on the improved gym experience.
- A total of 129 Zoho tickets were responded to (typical resolution 24–72 hours), predominantly relating to registration, cancellations, refunds, and parking.
- One in-person feedback item and seven comment box submissions focused on more family sports, replacement sports balls, gym divider needs, later-day spin classes, and drop-in futsal for beginners; new volleyballs and gym divider panels have been provided, and programming suggestions have been forwarded to programmers.

Staffing and Front Desk Support



- Front desk staffing delivered 1,558 hours and 296 shifts across both centres in April, maintaining high service levels despite some illness-related absences.
- One additional Front Desk Agent, Shilia Gao, has been hired with a start date of May 1, 2026, concluding spring hiring and positioning the team for summer operations.

Health, Fitness & Wellness

- The UNA's two run clubs recorded their highest participation this season: the Learn to Run Clinic (6 registrants) and Run 10K Faster Clinic (7 registrants), both led by Hanif Teja and supplemented by four educational run talks on healthy running, hill training, and race-day preparation.
- For the first time, the UNA fielded its own team (12 runners: 4 staff, 8 residents) in the Vancouver Sun Run, enhancing visibility and community pride.
- The Wesbrook fitness centre added a new Olympic bar and a full set of weight plates to complete the new squat rack setup - strong positive feedback received.
- The fitness team is recruiting one additional Fitness Centre Attendant for a late-June start to ensure adequate coverage for the summer season.

Recreational Programming

Overall Program Metrics (April 2026)

- There were 319 total programs offered, generating \$152,882.39 in revenue and 2,333 registrations, showing a broad, diversified program mix.
- Physical Activity (including sports) delivered 51 programs, \$81,652.04 in revenue, and 508 registrations, making it the single largest revenue-generating category overall.
- Within Physical Activity, Adult Sports offered 23 programs, brought in \$25,045.00, and had 232 registrations, indicating strong adult participation and solid demand.
- Children & Youth Sports ran 28 programs, generated \$56,607.04, and attracted 276 registrations, showing higher revenue than adult sports and strong interest in youth sport programs.
- Arts & Culture (adult plus children/youth) accounted for 57 programs, \$44,281.69 in revenue, and 228 registrations, reflecting a substantial contribution to both program variety and income.
- In Arts & Culture, Adult Arts delivered 13 programs, \$9,460.30 in revenue, and 105 registrations, suggesting steady, moderate adult arts engagement.
- Children & Youth Arts offered 44 programs, produced \$34,821.39 in revenue, and recorded 123 registrations, showing strong demand and a larger youth-focused arts portfolio.
- Private & Group Music had 86 programs, bringing in \$26,354.66 with 82 registrations, indicating many small, higher-touch offerings with relatively low class sizes.
- Drop-in Sports achieved 104 programs, \$3,526.00 in revenue, and 621 registrations, representing the highest participation volume but modest revenue per visit, typical of accessible drop-in formats.
- Education programs totaled 20, with \$21,390.70 revenue and 149 registrations, reflecting ongoing, consistent demand for learning-focused offerings.
- Camps were minimal in this snapshot, with 1 program, \$594.00 in revenue, and 6 registrations, suggesting early-season or limited camp activity within the reporting period.

Program Highlights

- Clay Creation: Pottery Workshop (April 25) launched successfully with 14 participants and \$910 in revenue, receiving strong feedback and indicating clear demand for expanded clay-based offerings.

- Pro-D Day programming on April 20 showed mixed results: the Babysitting Course (ages 11–14) performed well with 13 participants, while K-Pop Hip-Hop (ages 6–10) had 6 registrants, suggesting a need to review positioning and outreach to younger age groups.
- Ten programs across education, arts, and culture were cancelled due to improved weather, underscoring the sensitivity of indoor programming to seasonal and weather-related shifts.

Volunteers, Newcomers & Connected Communities

- Volunteers supported 15 birthday parties, 5 newcomer support activities, and 10 English Conversation sessions, helping extend service capacity and deepen engagement.
- Newcomer programming delivered two sessions (Welcomer and Orientation, and a UBC Botanical Garden tour) that were well-received, including a joyful Mandarin-guided tour at the Botanical Garden.
- Family Movie Night – Inside Out 2 (April 11) attracted 10 attendees, while the Baby and Toddler Clothing Swap (April 11) at Wesbrook drew over 150 participants and very positive feedback, with donations collected in advance and distributed free of charge.
- At UHill Elementary Earth Day (April 23), the Connected Communities team engaged more than 50 children and parents at a waste-sorting booth and had visibility to over 350 attendees, distributing program guides and summer camp cards.
- Buzz and Bloom: Community Craft and Farm Visit (April 25) combined beeswax candle making at Wesbrook with a guided UBC Farm tour, offering a spring-themed intergenerational experience for participants ages 13+.

Youth, Leadership & Community Programs

- Youth-led program registration remained steady compared to March, while two new programs were launched in April:
 - English Conversation for Children (launched April 24) filled all 12 spots and has a waitlist, indicating strong community demand for youth language-support programming.
 - Guitar Club (started April 27) launched with 3 of 6 spots filled as a new program, providing room for promotion and growth in subsequent sessions.
- Youth Night continues every Friday, organized by a three-member Youth Night Committee for ages 13–18; April themes included Ice Cream Sundae Night (13 participants) on April 17 and Pizza Night (22 participants) on April 24.

Facility Bookings & Rentals

- April facility revenue totaled \$4,084.50: room bookings (\$441.00), birthday parties (\$1,044.75), and field rentals (\$2,598.75) from two long-term UHill Field renters for the spring season.
- Four birthday parties were hosted in April (two at Old Barn, two at Wesbrook), with approximately 50% of birthday party capacity booked and one cancellation; birthday revenue increased moderately compared to March.
- Total facility revenue increased by \$932.00 from March to April, largely driven by growth in birthday and field bookings, which remain primary revenue drivers.
- Room booking revenue declined in April relative to March, with ongoing challenges related to peak-hour room availability, increased program offerings, and scheduling conflicts with UNA signature events (e.g., Easter event on April 4).



- There is still evening field and room availability for external bookings on Fridays (8–10 pm), Saturdays (8–10 pm), Sundays (6–7:30 pm), and Wednesdays (9–10 pm, field), and staff have suggested using unscheduled Sunday 2–3:30 pm slots for open gym to increase community access.
- Internal bookings continued to account for a portion of facility use, supporting programming, CEAC, Board and executive meetings, newspaper operations, IT, maintenance, and staff events, reflecting the centres' central role in UNA operations.

Special Events

UNA Easter: Bunny Business – April 4, 2026

- Attendance was exceptionally strong, estimated at 600–700 attendees, using nearly all materials and food and filling Jim Taylor Park.
- Youth were effectively integrated into event delivery through the Youth Coordinator and youth leadership students, many of whom led specific crafts and operational duties that were key to the event's success.
- New capital inflatables (large egg, flowers, "Happy Easter" sign) were very popular photo backdrops, enhancing the event's ability to create lasting family memories and reinforcing the UNA's presence in the community.
- Staff see future opportunities to expand the event footprint into the Main Mall Greenway and Old Barn Community Centre, building this year's momentum.
- Front desk staff contributed significantly to areas such as crafts and food sales, demonstrating strong cross-team collaboration at major events.

Night Shift: Open Mic #2 – April 18, 2026

- Night Shift Open Mic #2 was well attended, with approximately 30 guests and 8 performers, and participants reported feeling welcome and that the event was run professionally.
- Recent capital purchases enabled the event to run at Old Barn with a very low budget; staffing was the primary expense, and front desk staff member David gained valuable hands-on audio-visual experience aligned with his audio engineering education.
- Several returning performers are building confidence and experience through this series, with some expressing interest in participating in future Music in the Park programming as a next-step performance platform.

Looking Ahead

- Focus areas for the coming months include refining room and field scheduling to balance internal use, signature events, and external rentals, alongside exploring suggestions such as additional open gym time.
- Program teams will review weather-sensitive indoor offerings, underperforming youth arts programs, and emerging interests (e.g., clay arts, youth language programs, later-evening fitness) to optimize the spring and summer program mix.

OPERATIONS +

SUSTAINABILITY Sustainability

Community Gardens – Volunteer

Group



Volunteer recruitment was completed in March, with 4–5 volunteers identified for most gardens. Greenway North currently has no volunteers as no gardeners have stepped up to volunteer. Volunteers serve as on-site contacts (“eyes and ears”) to flag maintenance needs, report garden-rule issues, share regular updates, and host events.

Nobel Garden volunteers are the most active and have completed various tasks (shed reorganization, tool inventory and purchasing needs, and a plot audit to support follow-up notices for underused plots).

Each garden volunteer group has been invited to propose and lead work parties aligned with their interests and skills and confirmed that program budget is available to support these events (food, tools, and promotion). To date, no groups have committed to organizing a work party. Staff have proposed establishing a volunteer “lead” for each garden, but there has not yet been any interest in this.

Green Depot

Green bins: The Green Bins are successfully diverting a large portion of after-hours dumping, however not 100%. We have installed new signage that sits outside of the green depot while it is closed to inform the public of the no dumping rule and where to find the green bins instead.

Digital signage: The new TV has been installed and will display rotating Green Depot info, zero-waste tips, hours of operation, and policy information. We are currently working with the Communications team to design the slides.

Public Toy boxes: Boxes have been wrapped and we are waiting for them to be shipped back to the UNA and will plan for their launch.

Programming – Bike Kitchen

In collaboration with The Bike Kitchen, two spots have been reserved specifically for UNA residents in the following workshops:

- Bike Basics: May 8th
- Bike Basics: May 29
- Flat Fix Clinic: May 22
- Intro to Bike Mechanics: June 4-25

This partnership supports our sustainable transportation goals by providing residents with practical, hands-on learning at no cost. Participants are expected to leave with increased confidence and tools to maintain and use their bikes more regularly.

Other

Sustainability Specialist hosted a Sustainability Session for the UNA newcomers group with support from Peng (Volunteer & Newcomer Support Coordinator) and a volunteer translator. The session covered UNA sustainability initiatives (waste reduction, Green Depot, events / programming, gardening, biking and car-share) and seasonal topics (extreme heat resources and human–wildlife coexistence). Attendance was strong and participants identified additional workshop topics to support ongoing newcomer engagement.

Sustainability Website Update

The Sustainability and Communications Departments are collaborating to realign and update the Sustainability + Services section of myuna.ca. This updated interface will feature the new UNA Tree Inventory Dashboard and a dedicated Climate Emergency section.

UNA Tree Inventory Dashboard

- The Tree Inventory and Dashboard were developed by the Urban Ecology and Sustainability (UES) Lab at the UBC Faculty of Forestry, in partnership with the UNA.
- Data for this project was collected between June and October 2025. This initiative represents the UNA's first comprehensive documentation of its public trees, establishing a critical baseline for managing and understanding our local urban forest.

Community Resources & Climate Action

- The UNA Sustainability Department is also partnering with UBC Campus and Community Planning (C&CP) and a Work Learn Student to develop new web content and resources. These additions are designed to better support residents with actionable information regarding sustainability, climate action, and climate change resilience.

Operations

Water restrictions level 2

Please be advised that as of May 1, the Metro Vancouver region will officially enter [Stage 2 Water Restrictions](#). Given the current seasonal outlook, these measures are being implemented to conserve our treated drinking water supply.

- All lawn watering is prohibited.
- Watering trees, shrubs, and flowers is permitted any day from 5:00 am to 9:00 am if using an automatic or manual sprinkler, or any time if hand watering or using drip irrigation. Hoses must have an automatic shut-off nozzle.
- Aesthetic water features, such as fountains, cannot be filled or topped up.
- Vegetable gardens can be watered any time.
- Lawn area irrigation off.

To report a water leak in a public area, please contact operations@myuna.ca

UNA Water Consumption Study

Following up on a Board inquiry from last year, the Operations team has begun a preliminary review of water consumption data for 2025/26. While there is a general upward trend, the team noted inconsistencies in the current dataset that will require further investigation.

The Operations Department is collaborating with UBC C&CP to obtain the full FY25/26 records. This will allow for a deep-dive analysis of utility accounts. We intend to use the findings from this exercise to integrate these assets into our broader sustainability audit and GIS analysis.

Myuna.ca/Help soft launch

The Operations and Communications Departments anticipate a soft launch of the myuna.ca/help page in late May – early June.

Office Capacity Expansion

The Operations team collaborated with the Communications, Recreation, and Accounting Departments to roll out new workstations to accommodate additional staffing. The expansion is taking place in the following areas:

- **Communications Room:** 3 shared desks and 1 hot desk
- **OBCC Office:** 2 additional shared desks
- **UNA Main Office:** 1 additional desk

The Berton Administration Office renovation project is at the initial planning stage. Upcoming steps include completing technical documents and the consultation report, with permit applications to follow once design is finalized.

Playground Assessment and Replacement Planning

A playground consultant has been retained to provide an assessment memo for the Axis playground, which has recently shown significant deterioration. Due to these safety concerns, the Axis playground has been taken out of service and is currently closed to the public.

As part of this review, the Operations Department will work with the consultant to develop a comprehensive assessment plan for all UNA playgrounds. The department expects to present its findings and recommendations at the future Board meeting. The resulting information may inform additional priority projects for consideration by the Board

Outdoor Fitness and Equipment Structure

In collaboration with Canoe Procurement, the Operations Department has engaged several outdoor fitness manufacturers to explore equipment options that meet community needs. A primary focus is bridging service gaps for underserved groups, such as older teenagers, while exploring outdoor fitness opportunities. The Operations Department will work with the Recreation Department to develop a high-level report for the Board's review at the June meeting.

UNA Pathway Lighting Updates

The Operations Department is currently procuring new LED pathway lighting to replace discontinued fixtures in the Wesbrook area. The order is in the manufacturing phase, and we expect a gradual rollout to begin later this summer.

Digital Display: Wesbrook

The installation of the Wesbrook digital display was delayed due to an unexpected issue with the mounting hardware manufacturer. We now expect the signage to be fully installed and operational by late May to early June.

UNA Digital Signage Management



The UNA has acquired a new software license to transition the management of all digital signage in-house. Previously licensed and managed by UBC IT Services, the new system offers a more flexible and customizable approach, allowing us to better tailor content to meet UNA and community needs.

Furthermore, following recent upgrades to our virtual conferencing systems, the IT Team has successfully repurposed existing hardware to expand our digital footprint. This includes rolling out additional signage at the Green Depot and upgrading the display near the WCC front desk.

FINANCE

FY2025/26 Financial Audit

The FY2025/26 annual financial audit began in early May and is currently progressing on schedule.

The Finance & Audit Committee is expected to meet with the auditors from Johnsen Archer LLP during the July 2026 Finance & Audit Committee meeting, and the audited financial statements will subsequently be presented to the Board at the July 2026 Board meeting.

In addition, the final quarter-end financial report for FY2025/26 will be reviewed at the June 2026 Finance & Audit Committee meeting before being submitted to the Board for information.

Employee Benefit Insurance Implementation

The UNA is now eligible to participate in the Union of BC Municipalities (UBCM) benefit program. As a result, our group benefits plan will transition to a new service provider effective July 1, 2026.

While the overall level of coverage under the new plan will remain comparable to our current benefits, we are pleased to partner with a larger and more widely recognized provider that is expected to offer enhanced services and more competitive pricing for our organization.

The implementation process began in early May and is currently on track for completion prior to the effective date of the new insurance plan.

Annual Cost of Living Adjustment

Each year, the UNA provides employees with a salary adjustment based on the Consumer Price Index (CPI) for British Columbia, as published by Statistics Canada.

The CPI for FY2025/26 was released at the end of April, with British Columbia's annual CPI reported at 2%.

In accordance with the organization's existing compensation policy and approved employee compensation bands, all applicable salary adjustments will be implemented in May 2026.



Financial

Implications None.

Operational

Implications None.

Strategic Objective

None.

Attachments

None.

Concurrence

1. Athena Koon, Finance Manager
2. Dave Gillis, Recreation Manager
3. Glenda Ollero, Communications Manager
4. Wegland Sit, Operations Manager

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Paul Thorkelsson', is written over a horizontal line.

Paul Thorkelsson
Chief Administrative Officer



Report Date: May 19, 2026
Meeting Date: May 26, 2026
From: Dave Gillis, Recreation Manager
Subject: **Recreation Seasonal Report – Winter 2026**

Background

These priorities will guide planning for Spring/Summer 2026 and beyond, ensuring Recreation continues to align with community needs, maintain financial sustainability, and support UNA’s broader strategic objectives.

Reporting Period: January 1 – March 31, 2026

Decision Requested

For information.

Discussion

Winter 2026 was a high-activity season marked by strong participation across programs, events, and volunteer initiatives, with notable growth in children’s, youth, seniors, and newcomer offerings. Program supply continued to increase and winter revenue remained well above 2024 levels, although overall registrations softened compared to the 2025 peak, highlighting the need to rebalance the program portfolio for better utilization. Sports, camps, youth-led programs, and Connected Communities initiatives performed especially well, while early years and some adult segments showed efficiency challenges rather than a lack of demand.

Key themes this season include:

- High demand and strong growth in children (5–13), youth (13–18), camps, sports, and community-building programs.
- Continued expansion and impact of seniors and newcomers programming, supported by grant funding and strategic partnerships.
- A significant increase in volunteer hours and a growing reliance on volunteer-led offerings, supported by the implementation of a new volunteer management system.
- Facility usage that remains strong overall, with high evening and weekend



pressure, growing birthday and field revenues, and clear evidence of peak-season constraints.

The department's focus for the coming seasons will be to optimize program mix and scheduling, address waitlist and fill-rate imbalances (especially for adults), continue scaling high-demand youth and children's offerings, and stabilize volunteer-dependent programs through improved systems and staffing supports.

1. Internal Staffing Movement and Capacity

During Winter 2026, the Recreation team strengthened leadership and coordination capacity through several key internal appointments:

- Alina Stadnyk accepted the role of Assistant Manager – Programs and Events, increasing leadership depth for a growing and complex portfolio.
- Hannie Chia and Marko Aguilar Maurer moved into Program Coordinator roles, enhancing frontline coordination and delivery of programs and events.
- All three appointees were internal candidates, demonstrating successful staff development, succession planning, and growth opportunities for existing employees.

At the same time, the Community Events Coordinator position was vacated, creating a short-term capacity gap within the Events team. The role has been posted, with a target appointment date of June 16, 2026, to restore full event-planning capacity ahead of the peak summer season. This combination of internal promotion and targeted recruitment supports continuity while recognizing the increasing scope and complexity of events and programming.

2. Customer Service, Facilities, and Front Desk Operations

2.1 General Front Desk Service and UNA Services

Front desk activity remained robust through Winter 2026, with service levels similar to previous years across general inquiries, account administration, UNA Discount Card renewals, parking permit processing, and event support. Residents continued to use both in-person and online channels, with a clear ongoing shift toward digital registration and information-seeking.

Three-year trends show:

- New clients have modestly declined, while UNA Discount Card activity has increased, suggesting a more established but engaged resident base.
- Parking permit volumes fluctuated with renewal cycles and growth in Wesbrook, but remained a key front desk workload driver.

These patterns underscore the importance of maintaining strong front-line customer service while continuing to invest in clear, user-friendly online systems.

2.2 Facility Usage, Storage, and Gym Issues

Facility usage remained high and broadly consistent with 2025 levels, with the Wesbrook gym frequently reaching capacity and other rooms heavily programmed, used for events, or booked for birthday parties and rentals. Internal bookings for Board, committee, CEAC, staff, and partner meetings also remained significant, reinforcing the centres' dual role as community hubs and organizational workplaces.

Two facility challenges stood out:

- **Storage:** Storage rooms at both centres are at or near full capacity, creating operational and safety challenges and complicating quick turnovers between bookings. A long-term strategy for additional or reconfigured storage space will be needed.
- **Gymnasium:** Ongoing concerns about gym floor reflection and the impact of a broken divider affected participant experience and program flexibility. Participants have requested that these be prioritized for repair given high gym usage.

2.3 Customer Inquiries and Zoho Help Desk

With ongoing policy, procedure, and training updates, front desk staff continued to improve response quality and consistency across in-person, phone, and online channels. Most issues are resolved within the week, with clear pathways for escalation where needed. Comment box submissions are reviewed weekly and have led to tangible changes (e.g., equipment replacements, schedule adjustments) where feasible.

Zoho Help Desk remained a key platform for managing inquiries, with approximately 100 tickets per month and a 24–72-hour response standard. Three-year data show stable but slightly increasing ticket volumes, with most requests arriving via email. This system helps track trends, ensure accountability, and identify recurring issues.

2.4 Front Desk Staffing, KPIs, and Budget

Between January and March 2026, front desk staff delivered 4,060 hours across four levels, with the majority of hours worked by experienced Level 2–4 staff. Average weekly hours totaled 311.6, against a budgeted 358.25 hours per week, resulting in utilization of approximately 86.98% of budgeted hours.

Estimated labour costs for the winter season were about \$94,295, with an average blended hourly rate of \$23.50. Weekly labour cost averaged \$7,322.60, compared with a budgeted \$8,418.87, again roughly 87% of budget. This allowed Recreation to maintain full service coverage while operating under budget, preserving resources for upcoming seasonal peaks.

Two staff resigned from front desk roles during winter and were replaced by one regular and one auxiliary staff member hired in March. One auxiliary staff member was cross-trained with the Green Depot to increase flexibility and interdepartmental support. Looking ahead to spring and summer—when vacation requests and parking renewal volumes increase—the department has proactively hired two front desk agents and is considering future options such as a backup staffing pool and additional auxiliary staff to bolster resilience.

3. Facility Bookings, Rentals, and Utilization

3.1 Birthday Parties – Wesbrook and Old Barn

Wesbrook Community Centre

- Winter 2026 (Jan–Mar) hosted 9 birthday parties out of an annual target of 35 (~26% of target realized in one quarter).
- Winter package revenue (excluding add-ons) totaled \$2,535.00; including add-ons, \$3,249.75 (\$2,136.75 resident; \$1,113.00 public).
- Full-year 2025–2026 revenue was \$9,602.25 across 26 parties, down slightly from \$10,827.50 (29 parties) in 2024–2025 and \$11,082.25 in 2023–2024.

Seasonally, there were no summer 2025 bookings, with most revenue concentrated in fall and winter, confirming that October–May is high season and June–August is low season.

Old Barn Community Centre

- Winter 2026 hosted 7 parties (annual target 15; ~47% realized in winter).
- Winter revenue including add-ons totaled \$2,871.75 (\$1,496.25 resident; \$1,375.50 public).
- Full-year 2025–2026 revenue was \$4,824.75 across 12 parties, up from \$4,005.75 (10 parties) in 2024–2025 and \$2,005.50 (5 parties) in 2023–2024, showing strong growth.

Both sites show clear high-season performance in fall and winter and minimal summer demand, attributable to outdoor celebrations and holiday travel. The birthday product remains strong, supported by a robust package (decor, painting activity, sports equipment, two leaders, setup/clean-up) and revenue-enhancing add-ons (decor, face painting, gift bags, party wares). Staffing transitions included the departure of a Birthday Party Leader and the promotion of an attendant into a leadership role; recruitment for a new attendant remains challenging due to perceived seasonality but plans are in place to repost with clearer expectations.

3.2 Room and Field Utilization



Winter 2026 bookings across rooms and fields remained strong, with some spaces seeing increased external use and others more heavily used for internal programming and operations. Many rooms that had limited external bookings in prior years were more active, while internal use of key spaces (Boardroom, Social Room, Meeting Rooms, studios, and gym) was substantial for meetings, events, seasonal cleaning, and partner use (e.g., YMCA).

Field utilization continued to be very high, with resident, youth public, and adult public bookings all contributing to robust usage. Long-term renters—such as Vancouver United FC and several local football clubs—anchor the schedule, and any changes in contracts are typically backfilled quickly by other groups. Nobel Field, though smaller in volume, provides important additional capacity, especially with UBC and internal bookings.

Community “open time” is built into both UNA Field and Nobel Field schedules to ensure unstructured access for residents, even in a dense booking environment. Staff have also recommended investments such as lights at Nobel Field to open additional evening booking opportunities.

3.3 Facility Revenues and Challenges

Winter 2026 facility revenue (Jan–Mar) totaled approximately \$45,811.64, including:

- Fields: \$36,071.18
- Nobel Field: \$126.00
- Wesbrook rooms: \$2,845.46
- Old Barn rooms: \$647.50
- Wesbrook birthday parties: \$3,249.75
- Old Barn birthday parties: \$2,871.75

Full-year 2025–2026 facility revenue reached roughly \$149,469.27, up from \$139,268.89 (2024–2025) and \$146,189.87 (2023–2024). Fields remained the largest revenue contributor, followed by room rentals and birthday parties.

Key challenges:

- Room availability for external bookings is limited during peak times due to increased program offerings and internal events.
- Growing numbers of UNA events reduce available weekend party slots.

Recommendations include promoting under-used time slots (potentially with discounts), continuing to refine scheduling, and exploring capital improvements (e.g., Seacan Storage) to strengthen partnerships and provide additional revenue.

4. Older Adults & Seniors Programs

Seniors and older adult programming continued to expand and deepen in Winter 2026, with strong growth in arts, education, social, and movement offerings.

4.1 Registered Seniors Programs

Highlights include:

- **Seniors Choir (new in 2026):** 23 participants in a free creative-aging program focused on music, structure, and performance.
- **Chinese Dance for Seniors & Art Studio for Seniors:** Strong year-over-year growth, reflecting demand for culturally relevant and social arts programming.
- **English ABC's:** Growth to 30 participants; a youth-led English conversation and practical language program for older adults, supporting both language acquisition and intergenerational connection.
- **Healthy Aging Seminar Series & Soups and Social (grant funded):** New Horizons-funded programs that brought UBC researchers and BC Brain Wellness partners into the community, offering free seminars and low-cost lunch events focused on health, aging, and social connection.

Movement programs such as Seniors' Gym, Tai Chi, Walk and Talk + Social Hour, and Walking Soccer Club remained popular and accessible, offering gentle activity and community building.

4.2 Drop-ins and Grant-Funded Initiatives

Games (Mahjong, Whist, Bridge, Chinese card games) and digital literacy drop-ins support social connection and skills development, often led by youth volunteers. Seniors sports drop-ins (Badminton, Pickleball, Table Tennis) showed revenue growth and strong interest, particularly in Pickleball.

Grant-funded initiatives (Healthy Aging Seminars, Soups and Social) and prior successes such as Weaving Wellness provide a template for multi-session wellness series that integrate physical, cultural, and social components.

Partnerships with BC Brain Wellness, UBC Vision Health, and multiple seniors-serving organizations expanded expertise and reach, positioning UNA as a strong local leader in age-friendly recreation and wellness.

5. Youth, Leadership & Community Programs

5.1 Pre-teen Leadership

- 13 participants; 11 returning from Fall and many with multiple prior terms (up to seven).
- Program continues to fill instantly with a full waitlist and strong parental interest in added capacity.

- Highlights included Campus Vision 2050 and UBC Vision Health workshops, connecting pre-teens to local planning and health topics.

5.2 Youth Leadership

- Stable cohort of 23 Youth Leaders, with a high return rate and representation from multiple secondary schools.
- 477 volunteer hours contributed across 9 sessions and multiple events.
- Highlights included a climate workshop at UBC Farm, Kids Take Over UBC involvement, and a community planning walk with Campus Vision 2050.

5.3 Youth Night

- 8 sessions, 79 total participant visits, 71 volunteer hours.
- Three-member Youth Night Committee planned and delivered themed Friday nights.
- Purchase of a Switch 2 to modernize technology and support intergenerational usage.

5.4 Youth-Led Programs and Sports Drop-ins

- 15 youth-led programs (13 free), 32 youth instructors, 345 volunteer hours.
- Strong intergenerational offerings (youth–seniors arts and digital programs) and diverse children’s clubs (STEM, language, games, arts).
- Community Portrait Mural progressed toward a Summer 2026 installation.

Youth and pre-teen sports drop-ins showed mixed performance: volleyball and some open gyms were strong, while badminton and basketball declined, partly due to facility constraints (e.g., gym divider issues). This points to opportunities to adjust schedules and formats in line with youth feedback.

6. Connected Communities and Newcomers

6.1 Connected Communities Programs

Registered programs such as book clubs, Let’s Cook Club, Soccer Skills for Women, French Club, Food for Thought, Culture Connect, Women’s Social Club, and Sewing & Knitting Studio largely met their aims of fostering social connection, creative expression, and active living. Several programs (Food for Thought, Women’s Social Club, Soccer Skills for Women) grew strongly in Winter 2026, while others stabilized with manageable caps to preserve quality.

Drop-in early-years and literacy programs (Parent and Tot at both centres, Babytime, Storytime, Spanish Storytime, Community Board Game Night) offered low-cost or free opportunities for parents and children to connect and build early literacy and language skills.

Family Movie Nights, pop-ups (e.g., Valentine’s Creation Station), and Kids Take Over UBC provided additional engagement touchpoints, with Kids Take Over UBC reaching roughly 750 participants through a joint Youth and Connected Communities station.

6.2 Newcomer Support Program

The Newcomer Support Program expanded from 9 to 12 sessions and from 180 to 240 registrations, with English Conversation classes growing from 7 to 8 programs and from 110 to 140 registrations. A new Spanish and English Exchange program was introduced with 7 registrations. Topics spanned medical systems, education, tax basics, employment and resumes, banking, politics, and guided tours (UNA/UBC and a Vancouver Public Library Central trip).

A first-time bus trip to VPL Central was particularly impactful: multiple participants visited the library and obtained transit cards for the first time, illustrating progress in building confidence with public transit and civic resources. Outreach partnerships with VSB Parent Power Up, SUCCESS, and BC Parenting remained steady and continued to support newcomer families.

Challenges included the broad scope of topics, speaker coordination, and sustaining engagement across varied sessions. Nonetheless, growth in both sessions and registrations confirms strong community demand and relevance.

7. Volunteers and Community Engagement

Volunteer contributions increased substantially in Winter 2026, with 727.50 total hours (up from 540.25), 548.50 youth volunteer hours, and 179 adult volunteer hours. Volunteers supported major events such as Lunar New Year, Spring Art Fair, Family Day, Kids Take Over UBC, Night Shift, Family Movie Nights, Soup & Social, Let’s Cook Club, and birthday parties.

Volunteer-led programming spanned 59 programs across community engagement, youth, seniors, newcomer supports, and language programs, with 87 unique volunteers involved. Recognition efforts included 24 Certificates of Hours and 9 Letters of Recommendation issued.

A new volunteer management system is being implemented to centralize onboarding, scheduling, communication, and reporting. This will help manage the growing volunteer base more safely and effectively, reduce administrative burden, and enable staff to focus more on program quality and relationship-building.

8. Programming Metrics and Financial Performance

8.1 Program Numbers and Utilization

- Programs offered (Winter): 301 (2024), 346 (2025), 367 (2026).
- Registrations: 2,736 → 3,513 → 3,027.
- Waitlists: 214 → 189 → 225.
- Withdrawals: ~100 each year.

Supply has outpaced demand in 2026, reducing average fill rates, though waitlists confirm continued demand in specific areas.

8.2 Revenue by Category

- Total revenue (Winter): ~\$203K (2024) → ~\$245K (2025) → ~\$237K (2026).
- Growth driven primarily by Physical Activity (sports), Camps, and stable Arts performance; declines observed in Fitness, Music (after a 2025 peak), and Education.

8.3 Age-Group Performance (Summary)

- **Adults (18+):** Largest segment by revenue and registrations but experiencing efficiency pressures and waitlist spikes.
- **Children (5–13):** Strong, balanced growth; most stable and scalable segment.
- **Youth (13–18):** High-growth area with increasing registrations, revenue, and waitlists.
- **Early Years (0–5):** Contracting segment; programming requires targeted review.

9. Strategic Priorities – Looking Ahead

Based on Winter 2026 performance, key strategic priorities include

1. **Optimize Program Mix and Utilization**
 - Rebalance adult offerings to reduce oversupply, focus on high-demand formats, and address waitlisted areas.
 - Redesign or consolidate underperforming programs, particularly in Education and select Fitness offerings.
2. **Scale High-Performing Segments**
 - Expand children's and youth programming, especially in sports, arts, camps, and youth-led initiatives.
 - Continue to invest in camps and Pro-D Day offerings as a high-growth opportunity.
3. **Stabilize Volunteer-Dependent Programs**
 - Fully implement the new volunteer management system.
 - Build a more resilient volunteer pool and consider targeted auxiliary staffing for critical early-years and drop-in programs.
4. **Strengthen Age-Friendly and Newcomer Supports**
 - Maintain and refine grant-funded seniors initiatives and key partnerships

(BC Brain Wellness, UBC partners).

- Focus Newcomer Support content around high-impact topics while managing scope and workload.

5. Address Facility and Infrastructure Constraints

- Prioritize gym floor and divider repairs and plan for additional storage solutions.
- Explore field lighting and schedule optimization to increase bookable hours and revenue.

Financial Implications

None.

Operational Implications

No additional financial implications beyond planned budget expenditures are identified.

Strategic Objective

Community Building.

Service Capacity.

Attachments

1. Appendix A: Winter Program Performance by Age Group (2024–2026)
2. Appendix B: Detailed Program Metrics (Registrations, Waitlists, Withdrawals)
3. Appendix C: Revenue by Category – Supporting Tables (2024–2026)
4. Appendix D: Facility Bookings & Utilization – Detailed Room and Field Data
5. Appendix E: Seniors & Older Adults – Program and Attendance Tables
6. Appendix F: Youth & Youth-Led Programs – Program and Attendance Tables
7. Appendix G: Newcomer Support & Connected Communities – Metrics and Session Details
8. Appendix H: Volunteer Hours and Volunteer-Led Programming – Detailed Breakdown

Concurrence

1. Alina Stadnyk, Assistant Recreation Manager



2. Qiuning Wang, Assistant Recreation Manager

Respectfully submitted,

Dave Gillis

Dave Gillis
Recreation Manager

A handwritten signature in black ink, appearing to read 'Paul Thorkelsson', with a horizontal line underneath it.

Paul Thorkelsson
Chief Administrative Officer



Report Date: May 19, 2026
Meeting Date: May 26, 2026
From: Dave Gillis, Recreation Manager
Subject: Tween and Teen Programming Report

Background

This report integrates the initial Tween and Teen Programming community delegation presentation received by the Board at the March 2026 Board meeting with subsequent staff follow-up with community members and analysis. As part of the follow up to the delegation presentation, recreation staff developed an internal review that outlines the current conditions and level of support and programming for youth - attached for the Board's information and reference (Appendix 1).

This report outlines an integrated approach to immediately strengthening youth engagement and stabilizing staffing for the Youth Program Coordinator role as well as addressing over time space and communication gaps affecting teen programming at Wesbrook Community Centre.

These measures respond directly to identified gaps: lack of a consistent teen "hangout" space, competition for rooms with seniors, non-full-time youth coordination, limited supervision and leadership during active non-instructional periods, and weak real-time communication and digital presence for teens.

Decision Requested

THAT the Board approve a staff increase in the Youth Program Coordinator to full-time (37.5 hours per week) and direct the inclusion of any additional costs (\$36,231) within the existing FY2026-27 budget, and

THAT the Board approve UNA advocacy in favour of a future dedicated seniors' space in the Wesbrook Neighbourhood and direct staff to work with UBC Properties Trust and UBC Campus and Community Planning to identify potential options.

Discussion

Initial Board Presentation – Key Findings on Tween and Teen Needs

The initial Tween and Teen Programming presentation from Risa Sargent showed that

teens are spending less time on sports and leisure and more time on screens, with clear impacts on mental health and opportunities for social skill-building. While organized sports and arts programs remain valuable, they are often expensive, adult-directed, and many youth begin to age out of them by approximately grade 7, creating a service gap for more independent, youth-led recreation.

The presentation emphasized that supportive community centres are a vital access point for nearby, affordable, safe, and walkable leisure spaces, particularly during rainy Vancouver winters where indoor options are essential. Wesbrook and the surrounding campus area have amenities for toddlers, adults, and university students, but few facilities (e.g., courts, skate/bike features) intentionally designed for tweens and teens, and existing fields are heavily booked by organized sports groups.

Data presented to the Board indicated that the University Endowment Lands have one of the highest proportions of households with children in Vancouver, yet Wesbrook Community Centre's current programming strongly favours adults. Program counts drop significantly after age 12, and teens 13–18 receive a disproportionately small share of weekend programming, despite having the most restrictive weekday schedules, while adults benefit from both extensive weekday and weekend options.

The presentation concluded that these inequities could be addressed by expanding drop-in and flexible opportunities for independent sport and social activities, prioritizing teens and tweens for weekend daytime slots, adapting to ProD days and school breaks, and consulting directly with youth and parent/teen ambassadors.

Follow-Up Discussion – Space, Staffing, Supervision, and Communication **Space and 'hangout' environment**

In follow-up discussions, the group highlighted that there is currently no dedicated "hangout" or informal social space for teens at Wesbrook, even though this age group clearly benefits from unstructured, staff-supported environments.

Competition for the shared Youth & Senior Centre and other multi-use rooms with seniors' programming means that teen-friendly setups are often temporary, occasionally displaced, and difficult to brand as consistently youth-centred.

This ongoing space conflict constrains the UNA's ability to meet demand for youth-friendly evening, weekend, and non-instructional day programming and weakens the Centre's identity as a welcoming hub for tweens and teens. It also limits opportunities for youth-led initiatives and informal peer interaction that are critical to engagement and belonging in this age group.

Staffing, supervision, leadership, and engagement

Staff also noted that the Youth Program Coordinator role, while conceptually full-scope, is not currently resourced at the 37.5-hour level required to balance evening and weekend presence with planning, administration, and partnership work. As a result, there are gaps in on-the-floor supervision, leadership, and relationship-building during high-demand periods such as after school, evenings, weekends, and ProD days.

These gaps reduce the UNA's capacity to provide consistent adult presence, foster positive youth culture, and support youth volunteers and peer leaders during active drop-in times. They also limit real-time feedback from youth that could inform responsive programming and reduce barriers to participation.

Communication, teen-focused web presence, and real-time outreach

The follow-up discussion identified communication challenges affecting teen engagement. At present, there is no dedicated, teen-focused web page that clearly lists drop-ins, programs, and opportunities in an accessible, youth-friendly format. Age-specific social media engagement is minimal, limiting the UNA's ability to reach youth where they are most likely to receive information and updates.

In addition, there are limited tools for real-time communication, such as same-day or short-notice updates about schedule changes, special pop-up activities, or ProD day offerings. Without timely, direct communication channels, teens and parents often do not know what is happening "today" or "this weekend," which suppresses attendance and makes it harder to build sustained momentum around youth-focused initiatives.

Youth Program Coordinator Role – Structure and Funding Rationale and role alignment

The Youth Program Coordinator position, is responsible for developing, coordinating, and delivering youth leadership and youth-oriented programming across UNA neighbourhoods, coordinating youth volunteers, and providing on-site support for youth. The role also collaborates closely with the Seniors Coordinator to manage the shared Youth & Senior Centre and create functional space for both populations.

Youth and teen engagement is highest during after-school hours, evenings, and weekends, when youth are most available to participate in recreation, leadership, and social programs. However, the current job description does not explicitly define working hours that anchor the role to these peak engagement times, contributing to gaps in visible staff presence and leadership when youth are in the building.

Recommended structural changes

To address this, staff recommend that the Youth Program Coordinator job description

and scheduling framework be updated to:

- Specify standard “youth engagement hours,” stating that the majority of regularly scheduled hours will fall between approximately 12:00–9:00 p.m. on weekdays and on one weekend day, subject to operational needs.
- Embed program presence directly into duties by requiring on-site presence during key youth drop-in and registered programs at Wesbrook and other UNA sites, including Youth Centre operations and youth leadership initiatives.
- Maintain flexibility by clarifying that a portion of hours will be used for planning, coordination, budgeting, grants, and partnership work, which may occur earlier in the day, off-site, or remotely, including engagement opportunities on non-instructional days.

Community interest has highlighted the need for additional programming for youth in the UNA and this approach to expand the existing coordinator role will support expanding and reorientating programs aimed at meeting community need.

Funding for a 37.5-hour work week

The Youth Program Coordinator role is designed as a full-scope position that includes programming, coordination, administration, youth volunteer support, budgeting, and grant writing, across multiple neighbourhoods and program types (youth leadership, pre-teen leadership, youth-led initiatives, volunteer programs, outdoor adventure, and more). Given this breadth and the need for regular evening and weekend presence, a 37.5-hour work week is required to deliver the mandate effectively and meet the “gaps” in programming that have been identified.

Additional funding will ensure the role is fully resourced, enabling consistent program presence and adequate time for planning, evaluation, and partnership development with internal staff and external partners such as UBC units and community organizations. Moving the current part-time position to fully time requires additional funding support of \$36,231 for additional wages and benefits.

Staff confirm that the funds necessary to support the expanded role can be accommodated within the existing FY 2026-27 budget.

Current space challenges and planning context – Advocacy for a Dedicated Seniors Centre

The UNA Board has established through the 2026-2028 Strategic Plan a key strategic focus on Advocacy. The goal of advocating for additional amenity spaces in the neighbourhoods is a clear goal of the strategic plan.

Staff are currently developing a comprehensive advocacy plan for consideration by the Board as part of the 2026-27 workplan. This report highlights a particular advocacy for seniors focused amenity space that would allow expanded focus on youth activity and programs.

The Wesbrook Community Centre currently serves children, youth, adults, and seniors within relatively limited programmable space, including the shared Youth & Senior Centre. While this intergenerational model reflects UNA values, it intensifies competition for rooms during peak times and is a factor in constrains the expansion of teen-specific programming and a consistently youth-centred evening environment at the facility.

The ongoing Wesbrook Place Neighbourhood Plan update and Campus Vision 2050 processes contemplate additional housing, amenities, and community spaces, with community feedback emphasizing accessible public amenities and shared spaces. This planning context presents a strategic opportunity for the UNA to influence future allocation of dedicated space for seniors and youth.

Staff recommend that the Board prioritize advocating for future allocation of a dedicated seniors' centre space within Wesbrook, in partnership with UBC Properties Trust and UBC Campus and Community Planning.

A purpose-built seniors' space would allow more tailored environments for older adults, better address accessibility and program needs, and alleviate current conflicts that limit teen programming. And a dedicated senior's amenity would allow Wesbrook Community Centre to evolve into the primary hub for youth and teen programming, with reduced competition for rooms and a clearer identity as a youth-friendly facility during key hours.

Conclusion

Drawing on the initial presentation, staff follow-up, and the Youth Program Coordinator report, staff are recommending that the UNA undertake an integrated set of actions in three areas: staffing, space, and communication. This report outlines a direct response to staffing and future space requirements. In addition, staff will undertake internal discussions on expanding communication, digital presence and engagement for the future.

Financial Implications



As noted in the report the additional required funding can be accommodated within the exiting FY 2026-27 Budget.

Operational Implications

None.

Strategic Objective

Community Building.

Service Capacity.

Advocacy.

Attachments

1. Teen and Tween Programming Internal Review

Concurrence

1. Alina Stadnyk, Assistant Recreation Manager – Programs & Events
2. Hannie Chia, Program Coordinator (Former Community Youth Coordinator)

Respectfully submitted,

Dave E Gillis

Dave Gillis
Recreation Manager

Paul Thorkelsson
Chief Administrative Officer

Youth Programming for Teens - Follow-Up Meeting

Prepared by: Dave Gillis, Recreation Manager

1. Introduction and Context

At the March 24th, 2026 Board meeting, the UNA received a delegation presentation from residents Risa Sargent and Sam Iverson regarding teen engagement and programming within the UNA neighbourhoods. The delegation highlighted both current barriers that teens experience in accessing recreation opportunities and the potential for expanded youth-focused programming within existing UNA facilities and amenities. Their comments align with ongoing resident feedback about the importance of safe, accessible, and youth-friendly spaces close to home, including drop-in style opportunities for teens to socialize, be active, and develop independence within the community.

This report provides a follow-up to that delegation, outlines the key concerns raised, summarizes current UNA teen programming and constraints, and identifies immediate and medium-term actions staff propose to explore in collaboration with the delegation and community partners.

2. Summary of Delegation Concerns

Based on the delegation's presentation and subsequent correspondence, staff understand the key concerns and themes to be as follows.

- **Limited age-appropriate drop-in options for teens**
Teens and “tweens” have fewer informal, low-barrier recreation options compared with younger children, especially after school and in early evening hours. Parents and youth have expressed an interest in safe, supervised spaces where teens can gather with friends, use equipment (e.g., sports and games gear), and develop independence locally.
 - Lack of a dedicated accessible teen space
 - A challenge with the consistency of drop-in programming from season to season
 - Limited options when VSB not in Session (Professional Days, Breaks)
- **Access and proximity to facilities and amenities**
The delegation emphasized challenges in accessing certain youth-serving amenities, such as the UBC skate park and sports fields, due to scheduling, distance, or clarity of use and booking processes. There is a desire for clearer pathways for UNA youth to use nearby UBC facilities, as well as better leveraging of UNA-controlled outdoor spaces like the UNA Community Field, Collings Field at Nobel, and courts.
 - 16th avenue seen as a barrier and dangerous road to inhabitants of Wesbrook

Village. Lack of a safe alternative to access campus (example: pedestrian & bike overpass)

- Playgrounds focussed on young children, no structures or amenities for teens. (example: bike track, outdoor paddle tables, climbing wall, basketball court)
 - A degree of unwelcoming to unaccompanied teens to UBC facilities.
- **Alignment of programming with teen interests and schedules**
 The delegation noted that some existing programs are not timed or designed around how teens actually use their free time (e.g., after school, evenings, weekends) and may not reflect current teen interests such as casual sport, action sports, social gaming, and creative activities. Youth are seeking a mix of structured and unstructured opportunities rather than only traditional registered programs.
 - Consistency and communication.
 - Why is pickleball afforded so much gym time?
 - **Desire for meaningful youth voice and co-creation**
 Teens and their families expressed interest in having a stronger voice in the design of teen-focused spaces and programs, including involvement in planning, promotion, and peer leadership roles. This aligns with broader best practices in youth recreation, where youth engagement and leadership are key to participation and program success.
 - Social media - no focus on teens – teens are driven by tick Tock and Instagram, timeliness of posts. No live updates.
 - Website – No dedication of a teens or youth page. Current layout is confusing and disorganized.

3. Current State: UNA Teen Programming and Constraints

The UNA currently offers a range of children and youth programming, as well as broader facility access, that partially serves the teen age group. However, these offerings have developed within significant facility and scheduling constraints.

- **Programs and facility use**
 UNA community centres provide registered sport, arts, and general interest programs, along with gymnasium times that include some youth-friendly opportunities. Outdoor amenities include the UNA Community Field, Collings Field at Nobel Park, the skate park (co-funded with UBC), playgrounds, and other parks and courts. These assets offer a base for expanding teen-focused opportunities, but they operate within shared scheduling demands and limited prime-time availability.
- **Space and scheduling challenges**
 Gymnasium and multi-purpose room capacity are heavily programmed to meet community-wide needs including early childhood, adult fitness, seniors, and events. This limits the number of dedicated blocks that can be assigned solely to teen drop-in uses, especially in late afternoon and evening periods that are attractive to teens. Outdoor space use is also shaped by agreements with partners and weather-dependent demand.

- Program review and adaptation practices
Recreation programming is reviewed regularly with adjustments to formats, times, and offerings based on participation, resident feedback, and operational feasibility. Staff already consider youth needs within this process, but teen-specific feedback channels have been limited and often rely on parent-initiated communication.
- Partnerships and jurisdiction
Facility access for some key amenities (e.g., UBC fields, certain indoor spaces) is governed by agreements and scheduling processes beyond the UNA's direct control. Strengthening partnerships with UBC and other stakeholders will be essential to improving access to these resources for UNA teens.

4. Immediate and Near-Term Actions

In response to the delegation, staff propose the following immediate and near-term actions, which can be undertaken within existing budgets and capacity or with modest reallocation.

1. Direct engagement with the delegation
 - Arrange a follow-up meeting with interested youth to clarify priorities, explore specific ideas, and identify quick wins.
 - Use this conversation to better understand preferred times, activities, and locations from the teen perspective.
2. Pilot enhanced teen drop-in opportunities
 - Identify and pilot 1–2 additional weekly or bi-weekly teen drop-in blocks using existing gym or multi-purpose room time, focusing on after-school or early evening periods.
 - Configure these sessions with flexible access to sports equipment and games (e.g., basketball, futsal, table games) and a relaxed, social environment rather than formal instruction.
3. Improve communication about existing amenities
 - Clarify and promote how UNA teens can access the skate park, community fields, and courts, including hours, expectations, and any relevant booking or shared-use guidelines.
 - Highlight teen-relevant offerings in UNA communications (website, guidebook, social channels), using youth-friendly language and imagery.
4. Gather targeted teen feedback
 - Implement simple feedback tools (e.g., short surveys, online polls, at-program comment cards) specifically aimed at teen participants and parents to inform ongoing program review.
 - Invite interested teens to participate in a small advisory or focus group session linked to the pilot drop-in times.

5. Medium-Term Opportunities and Considerations

Looking ahead 6–24 months, several opportunities exist to deepen and formalize a teen-focused approach within the UNA’s recreation and community services, subject to Board direction and resource availability.

- **Teen-focused program and space strategy**
Staff can develop a concise “Teen Recreation and Spaces” framework outlining core principles (inclusion, low-barrier access, safety, youth voice), target outcomes, and operational guidelines for teen programming across UNA facilities and parks. This would align with the UNA’s broader recreation strategic planning and the Board’s long-term vision for a democratic municipality that responds to resident-identified needs.
- **Enhanced partnerships with UBC and community agencies**
Building on existing relationships, staff can explore more formalized access arrangements or co-programmed opportunities for UNA youth at nearby UBC facilities (e.g., fields, studios, or shared events). There may also be potential to engage external agencies experienced in youth services (e.g., leadership, mental health supports, youth employment) to complement UNA recreation offerings.
- **Youth leadership and employment pathways**
Over time, the UNA could expand youth leadership opportunities through volunteer roles, Leaders-in-Training style programs, and part-time employment pathways connected to recreation and events. This approach has been successful in other municipalities in increasing engagement, building life skills, and strengthening youth ownership of programs and spaces.
- **Resource and policy implications**
Any significant expansion of teen-specific program hours, dedicated spaces, or partnership activities may require additional staffing, operating funds, and potential adjustments to facility allocation priorities. Staff will continue to monitor participation and demand to inform future budget and strategic planning recommendations.

6. Next Steps and Board Input

Over the next quarter, staff propose to:

- Meet with the interested youth to refine priorities and co-develop pilot concepts.
- Implement at least one pilot teen drop-in initiative and associated feedback mechanisms.
- Report back to the Board with early participation data, resident feedback, and resourcing implications as part of a regular Recreation update.

Staff welcome Board feedback and propose the following as a strategic path forward to better meet evolving community needs:

- Prioritize the development and allocation of dedicated youth and seniors’ spaces to reduce reliance on shared, multi-use rooms and enable more consistent, identity-specific programming.

- Adopt a phased approach to space planning, identifying short-term opportunities within existing facilities and longer-term options through capital planning or reallocation.
- Strengthen youth engagement through targeted staffing investment, including the creation of a full-time Youth Coordinator role focused on program development, outreach, and space activation.
 - Align Youth Coordinator schedules with peak youth availability, ensuring consistent presence during after-school and evening hours (e.g., 1:30 PM – 9:00 PM Tuesday to Friday, and 10:00 AM – 4:00 PM Saturday).
- Integrate youth and seniors' programming and non-programming priorities into broader organizational planning, ensuring these groups are reflected in future budget decisions, staffing models, and facility use strategies.
- Monitor and evaluate participation trends and community feedback, using data to guide ongoing adjustments to space allocation, staffing levels, and program offerings.
- Position these investments as proactive responses to growing demand, ensuring the organization remains responsive, inclusive, and aligned with community expectations.



Report Date: May 11, 2026
Meeting Date: May 26, 2026
From: Wegland Sit, Operations Manager
Subject: UNA Community Gardens and Volunteer Committee Review

Background

Since its inception in 2008, the University Neighbourhoods Association (UNA) community garden program has evolved from a single pilot site into a robust network of five locations comprising over 230 individual and communal plots. This growth reflects the UNA's commitment to providing essential social infrastructure that supports urban food security and environmental stewardship.

This report provides a high-level summary of the program's chronological expansion, key operational milestones, and the evolving Volunteer Community Garden Committee structure.

Decision Requested

THAT the Board direct staff to conduct a comprehensive review of existing garden policies and procedures to identify opportunities for streamlining garden operations, reducing overall wait times, and evaluating the feasibility of future garden expansions.

Discussion

History and Evolution

The UNA community garden program provides residents with high-demand opportunities to engage in urban agriculture and environmental stewardship. The network currently consists of five active garden sites with over 230 assigned plots, complemented by the Old Barn Children's Garden—a unique communal space focused on children engagement and environmental education.

The program's origins date back to 2008 as a volunteer-led initiative supported by the UNA, UBC, UBCPT, and FPIInnovations. Following the successful launch of the first garden in 2008, the **Hawthorn Community Garden** was expanded in 2009 to address immediate resident interest.

As the UNA population has grown and new neighborhoods developed, additional gardens have come online to meet rising demand. However, interest continues to



significantly outpace capacity; current wait times for a plot range from **5 to 6 years**, highlighting the sustained community need for these green spaces.

Year	Milestone
2008	Hawthorn Garden opened as the first official UNA community garden.
2009	The Old Barn Children's Garden opened. This was designed as a communal project to engage youth and families in organic gardening.
2010	Rhodo Garden opened after Hawthorn, providing additional space and serves as a transitional garden for residents.
2012	Nobel Garden was established, further expanding capacity in the Wesbrook area.
2021	Greenway North and Greenway South gardens opened in May 2021 (located by Ross Drive and the UBC Farm)

Table 1. UNA Community Garden Timeline

Strategic Projects & Community Initiatives To maintain infrastructure standards and promote biodiversity, community engagement, the UNA has overseen several key capital and educational projects:

- **Infrastructure Lifecycle Management:** Completed full garden plot replacement projects at Hawthorn and Rhodo gardens to ensure long-term structural integrity.
- **Operational Support:** Installation of standardized garden tool sheds, supply systems, and community signage boards across all sites.
- **Environmental Stewardship:** Integrated the Mason Bee Project and established Pollinator Gardens at Hawthorn and Nobel Park to support local ecosystem health.
- **Strategic Collaborations with UBC:** Leveraged campus expertise through: Development of Pollinator Garden, Seeds Library from UBC attending UNA Spring Event. A guided walk through in UBC Farm - Indigenous Health Research and Education Garden.
- **Governance & Engagement:** Facilitated the **Annual Gardener Meeting** (2015–2022) to maintain transparent communication between the UNA and garden committees.

Governance & Advisory Structure



The governance of UNA community gardens has evolved from a centralized volunteer leadership model to a collaborative structure integrated with UNA Operations.

Historical Leadership (2008–2015): From the program's inception until 2015, the volunteer leadership was led and chaired by Heather Friesen. During this foundational period, the Volunteer **Community Gardens Committee** operated as a sub-committee of the UNA Sustainability Committee (now defunct). A pre-2012 Garden Committee Term of Reference is included in the attachment.

The primary mandate of the committee was to oversee the implementation and daily operation of the **Main Mall Community Garden Pilot Project (now known as Hawthorn Community Garden)**, as well as the establishment of future gardens at Nobel Park and other campus locations dedicated to UNA residents.

Following a garden leadership transition in November 2015, the UNA initiated a formal search for a new Chairperson, a process documented in the 2016 Board package. Notably, this 2016 session represents the last instance in which the volunteer committee's structure and governance were discussed during a Board meeting.

The Garden Representative Model: Current operations are overseen by UNA staff with support from **Local Garden Representatives** (3-4 volunteers per site). These representatives act as the primary liaison between gardeners and the UNA, ensuring infrastructure maintenance, and the communication of site-specific needs to staff.

Strategic Collaboration: The UNA Staff and the volunteer committees meet several times annually to resolve operational issues and plan future projects, ensuring the program consistently meets its community goals. The 2016 governance framework formalised the communication bridge between the resident volunteers and the UNA Board of Directors. This arrangement was designed to ensure that the strategic direction of the community garden program remained aligned with both resident needs and Board-level oversight.

Current Status & Challenges: UNA staff and committees historically met several times annually and host annual meeting to resolve operational issues and plan future projects. However, due to significant transitions among both staff and garden volunteers, the volunteer committee structure has been largely inactive since 2024.

Current Operations & Sustainability Model

Volunteer Revitalization: The Sustainability Specialist has successfully revitalized the local garden representative structure in early 2026, strengthening the volunteer network and local representatives that remain essential to the program's health. A recent engagement indicates that these groups currently prefer a low-intensity involvement. This structure ensures they are supported and procedures are followed, while allowing



for a gradual transition of responsibilities at a pace that suits the volunteers' preferences.

Administrative Modernization: Since 2015, registration and renewals have been transitioned to an **online platform**, managed by the **Sustainability Specialist**. This role also oversees the high-volume waitlist and the plot allotment process.

Maintenance & Contractor Oversight: The Sustainability Specialist coordinates with the Operations Manager, Operations Specialist and municipal contractors to deliver essential seasonal services, including:

- Annual weed and invasive species management.
- Logistics for mulch/topsoil delivery and green waste removal.
- Seasonal activation and maintenance of irrigation systems.

Fiscal & Physical Stewardship: The UNA reviews renewal fees to fund ongoing operations. The Operations team conducts **annual site inspections** early in the season to coordinate repairs for wear-and-tear items and structural infrastructure.

Financial Implications

The UNA community garden program is managed through a sustainable funding model that balances resident contributions with long-term capital planning.

Operational Cost Recovery: The UNA conducts regular reviews of **annual garden plot fees**. Revenue generated from these fees is directly allocated to offset a portion of the annual operational expenses, including contractor services, repairs, waste management, and seasonal supplies.

Infrastructure & Replacement Funding: Beyond daily operations, the UNA is responsible for the **lifecycle replacement costs** of garden infrastructure. This includes the programmed replacement of deteriorating garden beds, as recently completed at the Hawthorn and Rhodo sites to maintain safety and functionality.

Operational Implications

Application and Plot Assignment: Managing the annual garden renewal process is an administratively intensive task. It typically requires two to two and a half months for the Sustainability Specialist to complete the renewal cycle, process transfer requests, and manage plot assignments for new gardeners. While the UNA has transitioned to an online registration system, the Sustainability Specialist remains responsible for the administrative and maintenance frameworks that ensure consistent service levels across the garden network.

Integrated Maintenance Coordination: The Sustainability Specialist collaborates with the Operations Manager, Operations Specialist and municipal contractors to execute a comprehensive annual operation and maintenance schedule.

Asset Management: To ensure the longevity of the garden infrastructure, the UNA Operations Team conducts formal annual inspections. These inspections identify necessary repairs and coordinate the replacement of "wear and tear" items early in the season to prevent disruptions for gardeners.

Volunteer Recruitment and Supply Procurement: The Sustainability Specialist works directly with volunteer garden representatives for their recruitment and to identify and acquire necessary garden supplies, ensuring that each site is properly equipped.

Strategic Objective

Community Building

Environmental Sustainability

Attachments

1. [Pre-2012 Volunteer Garden Committee Terms of Reference](#)
2. [2016 March Board Report](#)
3. [2019 Community Garden Annual Report](#)

Concurrence

1. Sylvia Krawus, Sustainability Specialist

Respectfully submitted,



Wegland Sit

Operations Manager



UNIVERSITY
NEIGHBOURHOODS
ASSOCIATION

**UNA BOARD MEETING
OPEN SESSION**

A handwritten signature in black ink, appearing to read 'Paul Thorkelsson', is written over a horizontal line.

Paul Thorkelsson

Chief Administrative Officer

Volunteer Committee	Community Gardens
Purpose	<p>The Community Gardens Committee is a sub-committee of the UNA Sustainability Committee. The purpose of the Community Gardens Committee is to administer the implementation and on-going operation of the Main Mall Community Garden Pilot Project and future community gardens established at Nobel Park and elsewhere on campus for UNA residents.</p>
Objectives	<p>The mission of the Community Gardens Committee is to improve the quality of life for residents of the UNA by connecting residents to the land, to the community and to each other. Community gardening is a leisure activity that can be enjoyed by people of all ages, backgrounds and gardening expertise. The community garden is a great place where neighbours can meet regularly to socialize and share their gardening knowledge and fruits of their labours. Community gardening provides opportunities for education, community building, and stimulating environmental and social awareness.</p>
Tasks	<ol style="list-style-type: none"> 1. Oversee the operation of the Main Mall Community Garden Pilot Project and future community gardens on campus to ensure compliance with any land lease agreements between the UNA and UBC and compliance with the community gardens guidelines issued from time to time by the Community Gardens Committee. Oversight involves, 2. Develop a communication plan for disseminating information to residents and gardeners regarding the gardening guidelines, application procedures, gardening tips, upcoming events, meetings, etc. 3. Promote community building and social interaction 4. Provide broad-based learning opportunities for all ages 5. Foster relationships with faculties and organizations connected to UBC to leverage on their expertise and contacts and provide teaching and learning opportunities for students and residents <ul style="list-style-type: none"> - establish and maintain contacts with Agroecology Faculty and Forestry Faculty, Botanical Gardens, Friends of the Botanical Gardens, UBC Plant Operations (composting and recycling staff), School of Architecture and Landscape Architecture, others - organize information sessions on various gardening topics (e.g., gardening basics, composting, natural pest control), tours of UBC Farm and food garden at Botanical Gardens, etc - pursue opportunities for students and residents to learn from each other through interaction in activities connected to the land

Composition	<p>The Community Gardens Committee (the “Committee”) shall consist of members appointed by the Sustainability Committee. The UNA Board or Chair of the UNA Board on behalf of the UNA Board may, at any time, make changes to the structure of the Community Gardens Committee.</p> <p>The Community Gardens Committee will consist of a minimum of FIVE members.</p>
Procedures	<p>The Community Gardens Committee chair, or in the chair’s absence the vice chair, will preside at all meetings.</p> <p>In the absence of both the chair and the vice chair, the voting members of the Community Gardens Committee present shall elect one of the members present to chair the meeting.</p>
Reports	Operations & Sustainability Standing Committee
Term	<p>Members of the Community Gardens Committee will be appointed for a two year term. Members who miss three consecutive meetings may have their membership revoked at the discretion of the Sustainability Committee or the UNA Board.</p> <p>Members may volunteer for additional terms. Following completion of a specific task that caused the Community Gardens Committee to be established, the Sustainability Committee or the UNA Board may dissolve the Community Gardens Committee or decide to revise the Terms of Reference and create a revised mandate for the Community Gardens Committee or some similar body.</p>
Resources	<p>The UNA Office will provide staff resources to support the Community Gardens Committee, including arranging meetings, distribution of materials and other administrative functions. Any budget requirements of the Community Gardens Committee will be addressed to the UNA Board and, to the extent the UNA Board accepts the budget requirements, be included within the UNA budget.</p> <p>Meeting agendas will be prepared by the Community Gardens Committee chair, and will be forwarded to all members in advance of the meeting. Notes of the meeting will be taken by a member of the Community Gardens Committee appointed by the chair prior to the commencement of the meeting who will record the proceedings of the committee. Meeting notes will be sent to all committee members.</p>
Meeting Schedule	
Current Chair	Heather Friesen

Date: February 4, 2016

From: Laura Cottle, UNA Secretary and Chair of the Governance Standing Committee

Background

The UNA opened its first community garden in land sub-licensed from UBC at the FP Innovations site on Main Mall south of Hawthorn Place in 2008; it was followed by the Gas Gun site in 2010. Both sites were developed by UBC Properties Trust and funded through the UNA operating budget. Nobel Park community garden plots became operational in 2012 as part of the development of Nobel Park in Wesbrook Place. The 181 garden plots have been under the supervision of the volunteer UNA Community Gardens Committee, led by Heather Friesen.

During the UNA Community Garden Committee 2015 Year End Meeting, Ms. Friesen expressed that she will no longer be able to chair the UNA Volunteer Community Garden Chair in the 2016-2017 season.

As a result of Ms. Friesen's resignation, UNA staff initiated a search to identify a replacement for the Community Garden Chair position.

Recommendation

Two members of the UNA Community Gardens Committee were nominated. One nominee graciously turned down the nomination, while Wendy Rigby, a Wesbrook Place resident expressed interest to volunteer as the Community Garden Committee Chair in the 2016-2017 season.

The Governance Standing Committee thanks Ms. Rigby for letting her stand and nominates her as the Chair of the UNA Community Gardens Committee

MOTION

MOVED BY _____, **THAT the UNA Board of Directors supports the recommendation of the Governance Standing Committee and appoints Ms. Wendy Rigby of Wesbrook Place as the Chair of the UNA Community Gardens Committee for the 2016-2017 season, and further, the Board wishes to express its and the association's sincerest gratitude to Ms. Heather Friesen for the outstanding leadership she has provided to the development and management of the UNA Community Gardens since 2008.**

University Neighbourhoods Association Community Gardens Program 2019 Annual Report

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Summary of the Community Gardens

The University Neighbourhoods Association (UNA) has four community gardens available to the residents of the university neighbourhoods. The three plot-allocated gardens and one collective garden provide opportunities for community members to grow their own food and flowers, connect with nature, and to be part of the garden community. The three plot-allocated gardens are Rhodo Garden and Hawthorn Garden (in Hawthorn Place) and Nobel Garden (in Wesbrook Place). The Old Barn Children's Garden, a collective garden, is located next to the Old Barn Community Centre in Hawthorn Place.

The information in this report relates specifically to the plot-allocated gardens, and you may refer to the Old Barn Children's Garden section to learn more about collective gardening in the UNA.

Garden Term

March 15, 2019 – March 14, 2020

The garden term consists of two gardening seasons:

- March 15 – October 14 (primary growing season)
- October 15 – March 14 (off-season)

Garden Fee

The annual garden fee covers the use of a garden plot, access to tools and equipment, workshops, and any other garden activities. In 2019, garden fees increased by \$5.00 for all community garden plots.

New full plot fee: \$55.00

New half plot fee: \$30.00

Community Garden Committee

The operations of the community gardens are overseen by a UNA staff member.

The garden committee is composed of 2-3 volunteers from each garden. The committee members ("garden reps") represent each of the gardens to ensure that infrastructure and equipment are maintained, that garden standards are being followed, and that the overall needs of the gardens and gardeners are being met. The garden reps are also the go-to contacts for gardeners who have specific garden-related questions or concerns. The volunteer garden committee is essential to the health and growth of the gardens. They strengthen the garden community and better than anyone can understand the unique needs of each garden, and voice these needs to UNA staff.

The UNA staff member and the committee meet a few times a year to discuss solutions to any ongoing issues, to talk about new projects, and to discuss the overall status of the gardens and their success in achieving the goals of the community gardens program.

UNA Staff

Emily Lomax (Sustainability Coordinator)

2019 Volunteer Committee

Rhodo: Doug Bonn, Laila Said-Alam

Hawthorn: Eva Lange, James Feng, Matthew Mitchell, Kathy Mullen

Nobel: Wendy Rigby, Gary Gibson, Frans Anema

Events

Workshops

Garden workshops are hosted throughout the year to provide learning opportunities to new and experienced gardeners, to create opportunities for gardeners to meet each other, and to enhance garden success! Workshop topics are chosen according to requests and feedback from gardeners.

2019 Workshops

- Movement through Gardening and Growing Food in Difficult Spaces with Mik Turje (February 23)
- Biodiversity Design + Build Workshop with SEEDS LFS 450 group (February 26)
- Planning your Garden Plot with Mik Turje (March 2)
- Mason Bee Nest Building with Richard and Jilian Scarth (March 16)
- Seeds Saving with FarmFolk CityFolk (April 27)
- Pest Management with Kristin Crouch (June 8)



The UBC Seeds Lending Library at the annual Earth Day Celebration, offering gardeners a chance to share seeds and 'borrow' any they may need, to be 'returned' (in the form of newly grown/harvested seeds) at the end of the year.

Work Parties

All gardeners are asked to participate in work parties hosted several times a year. Work parties are an opportunity to tackle larger projects in the gardens, such as weeding, pruning, and general garden clean-up. All gardeners are required to participate in the work parties or put in hours in lieu of attendance. While participation has not been strictly enforced, this will most likely change in the coming year.

2019 Work Parties

- Summer work party at Rhodo, Hawthorn, and Nobel (June 8)
- Fall work party at Rhodo, Hawthorn, and Nobel (Oct 6)

Garden Waitlist and Turnover

Plot Summary

	Number of Plots
Nobel	76 (48 full + 28 half) + 1 communal
Hawthorn	78 + 1 communal
Rhodo	27 + 1 communal
Total	180 + 3 communal

Waitlist

	Households on Waitlist		
	2018	2019	2020
Half Nobel only	10	14	10
Full Nobel only	17	23	12
Half or Full Nobel	34	37	63
Hawthorn/Rhodo	11	18	32
All/Any	6	7	21
Total	78	99	138

Plot Turnover (New Gardeners)

	New Gardeners		
	2018	2019	2020
Nobel	8	1	8
Hawthorn	11	1	11
Rhodo	7	9	4
Total	26	11	23

These numbers were compiled after all plots had been allocated for the year.

- June 27 (2018)
- March 22 (2019)
- March 15 (2020)

2019 Initiatives

Community Signs and Message Boards

Garden signs were installed at each of the community gardens. Aside from identifying the gardens, the signs also serve as message boards for communication within the gardens. The message boards came from gardener requests to be able to get in touch with one another without going through a garden rep or a UNA staff member. The message boards also serve to communicate events, and other notices to the gardeners without relying exclusively on email, which has been a barrier in the past.



Communal Garden Plots

Communal garden plots were built at Hawthorn and Nobel garden, while one plot in Rhodo was formalized as a communal plot. This project arose from gardener interest in having more opportunities for shared gardening. These plots allow gardeners to share resources and workload, and to work on planting projects together. The communal plots also provide a space where larger and woody herbs can be planted and used by all gardeners, as some are not permitted in the individual garden plots and others can take up valuable gardening space.



The Mason Bee Project

The Mason Bee Project was initiated by Richard and Jilian Scarth, dedicated Mason bee enthusiasts. Dick and Jilian have been working in the community for years to support Mason bee populations with a large focus on engaging with and educating young people. They have hosted Mason bee workshops through The Old Barn Children's Garden, teaching kids how to make the Mason bee nests, as well as how to care for the nests and cocoons.

The UNA partnered with a UBC LFS 450 group, through the SEEDS (Social Ecological Economical Development Studies) program to build and design a biodiversity-themed public art piece that increased awareness of biodiversity in the community and strengthened community connection. The group identified an opportunity to expand the Mason Bee Project to the other community gardens, beginning with the installation of a structure at Hawthorn Community Garden.

The SEEDS group met regularly with UNA staff and held a consultation workshop, open to all gardeners, to present the different design options for the installation. Dick and Jilian hosted a nest-making workshop, where gardeners learned how to make Mason bee nests from items at home, that could be added to the installation.

The group then built and installed the current existing structure that houses bees and supports the local population. This installation includes informational signage to increase public awareness of the role that the bees play in the gardens, and the importance of biodiversity.

SEEDS report available at:

https://sustain.ubc.ca/sites/default/files/seedslibrary/LFS_450_BiodiversityDesign_FinalReport.pdf



Mason bee nest installation designed and built by Mariana Berlanga, Christine Bowden, Tylar Campbell, Jin (Eva) Wang, and Tianqi (Joe) Zou , as a part of a UNA - LFS 450 collaboration through a SEEDS (Social Ecological Economic Development Studies) project: Connecting People with Places: Biodiversity Design and Build.



Mason bee nests in Hawthorn Garden.



Mason bee nests at Rhodo Garden.

Permit Extension for Rhodo Garden

Rhodo Community Garden was built in 2008, as a temporary garden on a future development site of Stadium Road Neighbourhood. The garden was scheduled to be disbanded in 2020, due to the expiration of its land-use permit in December of the same year. This past year, 2019, a permit extension was applied for and received, permitting the use of the location until December 2022 and offering another two years of gardening.

Depending on the status of the neighbourhood development, there may be opportunity to apply for future permit extensions. The UNA will continue to update the gardeners on the status of any extensions, as they apply to Rhodo Community Garden.

The Old Barn Children's Garden

The Old Barn Children's Garden is a collective garden located next to the Old Barn Community Centre in Hawthorn Place. The garden is run entirely by community volunteers, with support from UNA staff. The Children's Garden provides gardening opportunities for interested folks of all ages. The flexible nature of the garden provides chances for people to get involved in whatever capacity they can offer. The Children's Garden is a great option for people who are interested in gardening in a more collaborative way, for those who would like to share the responsibilities of caring for plants, those who want to take on a specific gardening project, as well as those who simply want to get into nature and sink their hands into the soil every once in awhile. The volunteers at the Children's Garden also care and maintain the apple orchard in Jim Taylor park.

In the past, volunteers at the Children's Garden have hosted a drop-in program on Saturday mornings for youth and children. Youth volunteers assist children in planting, caring for and harvesting produce, which is then sold at a pop-up market table by the Old Barn Community Centre.

More information on the activities of the Old Barn Children's Garden can be found at:

<https://unacg2014.wordpress.com/>

Feedback

Please fill out the survey linked below to provide valuable feedback on the contents of this report, and to help inform and guide future projects of the community gardens. If there are any ideas you have about changes you would like to see, garden initiatives, or workshop topics, this is an opportunity to share them! Submissions will be collected until May 31, 2020.

[2020 Community Garden Survey](#)



Report Date: May 15, 2026
Meeting Date: May 26, 2026
From: Wegland Sit, Operations Manager
Subject: UNA Emerald Ash Borer Strategy

Background

This report outlines the proposed **Emerald Ash Borer (EAB) Management Strategy** for the Hampton Area, which maintains an inventory of approximately **79 ash trees**. This strategy provides a comprehensive framework for **prioritizing** and **categorizing** treatments, managing eventual staged removals, and implementing species diversification, budgetary forecasting as detailed in the attached documentation.

Decision Requested

THAT the UNA Board:

Approve Option 2 (Expanded Scenario) as the designated EAB Management Strategy for the Hampton Area.

AND Direct staff to consult and apply with UBC Campus and Community Planning (C&CP) for the necessary permits regarding the removal of designated "non-retention" trees and the phased removal of the "small tree" category that does not meet the manufacturer's technical requirements for systemic treatment.

AND prove the Hampton Replanting Program, ensuring the timely restoration of the neighborhood canopy.

Discussion

Hampton Place Street Trees

Hampton Place contains 79 ash trees (*Fraxinus* species), which comprise the vast majority of the approximately 83 street trees in that specific corridor. While these trees represent only 2.7% of the UNA's total street tree population (roughly 2,700 trees), they constitute the only concentrated population of ash trees within the UNA's jurisdiction.

With Emerald Ash Borer activity now confirmed and regulated by the **Canadian Food Inspection Agency (CFIA)** within the Metro Vancouver area (specifically Vancouver and University of British Columbia (UBC)), this concentration creates a significant localized vulnerability; a successful infestation would result in the near-total loss of the Hampton Place canopy.

What is the Emerald Ash Borer (EAB)?

The [Emerald Ash Borer](#) (*Agrilus planipennis*) is a highly destructive, invasive beetle from Asia. It is responsible for the death and decline of tens of millions of ash trees across North America. North American ash trees have not evolved defenses against the beetle, making them extremely vulnerable. An infested tree will typically die within 2 to 4 years, though heavily infested trees can die in as little as one year.

Regional Context & Neighboring Response

The City of Vancouver (COV) is actively responding to the confirmed presence of EAB within the region. Their strategy employs a multi-pronged approach to slow the spread and protect high-value assets.

UNA Operations recently consulted with the COV Integrated Pest Management (IPM) team. They confirmed that the nearest positive EAB case was identified near **W 12th Avenue and Salal Drive in late 2025**. This location is approximately **6 km** from the Hampton Place area, placing the UNA within the immediate range of natural beetle dispersal.

COV Treatment Protocols

The COV is selectively treating healthy, high-value ash trees on public lands with [TreeAzin](#), a systemic botanical insecticide.

- Method: [Direct trunk injection](#), ensuring the product remains contained within the tree's vascular system.
- Safety: TreeAzin is considered safe for the surrounding environment, including pollinators and wildlife.
- Duration: Effective for up to **two years** per treatment cycle.

Public Communication & Criteria

The COV uses **Green Plastic Bands** on street trees to alert the public that the specimen is an ash tree and may eventually be removed due to EAB. The COV IPM office determines treatment [eligibility](#) based on:

- Health Condition: Only trees with a healthy canopy are candidates for preservation.
- Diameter at Breast Height (DBH): Size requirements must be met to ensure the treatment is a viable long-term investment.

The UNA Emerald Ash Borer Strategy

Given the confirmed presence and imminent arrival of EAB in the surrounding region, the UNA engaged Diamond Head Consulting to develop a comprehensive, long-term Emerald Ash Borer Strategy and Treatment Plan. This plan was cross-referenced with



our 2026 tree inventory to ensure that all recommendations are based on the most current data regarding tree health and location.

Strategic Objectives

The primary intent of this strategy is to transition from reactive maintenance to a proactive management model, centered on the following five pillars:

1. **Preservation of High-Value Canopy:** Identifying and protecting the healthiest, most prominent ash trees to maintain the immediate aesthetic and environmental value of Hampton Place.
2. **Mitigation of Sudden Canopy Loss:** Preventing a "mass mortality event" where all 79 trees decline simultaneously, which would result in a drastic loss of neighborhood character and ecosystem services.
3. **Fiscal Responsibility:** Distributing the costs of treatment, removal, and replacement over a multi-year cycle to avoid the significant budgetary impact of unmanaged, emergency tree failures.
4. **Urban Forest Transition:** Leveraging this challenge as an opportunity to transition Hampton Place toward a diverse, climate-resilient urban forest that is less susceptible to single-species pests.
5. **Risk & Liability Reduction:** Proactively removing high-risk or infested specimens before they become hazardous, thereby protecting residents and municipal infrastructure.

Hampton Place Ash Trees are first grouped into the following management categories

Category	Descriptions	Criteria	Strategy	Quantity	Treatment Period	Eventual Removal
A	Core Retain Trees	High-value, good/excellent condition, prominent canopy	Long-term treatment	25	2026-2068	2070-2074
B	Transition Retain Trees	Moderate condition or lower landscape value	Time-limited treatment (10–20 yrs)	14	2026-2040	2042-2046
C	Bridge Retain Trees	Moderate condition or hold the canopy temporarily	Time-limited treatment (8–12 yrs)	10	2026-2032	2034-2038
D	Non-Retention Trees	Poor condition (3-4 trees)	Strategic Early Removal	4	n/a	2026
E	Small Trees	Young (<30 cm DBH)	Grow vs Strategic Removal	7	n/a	2026-2027

Table 1 – Tree Management Categories

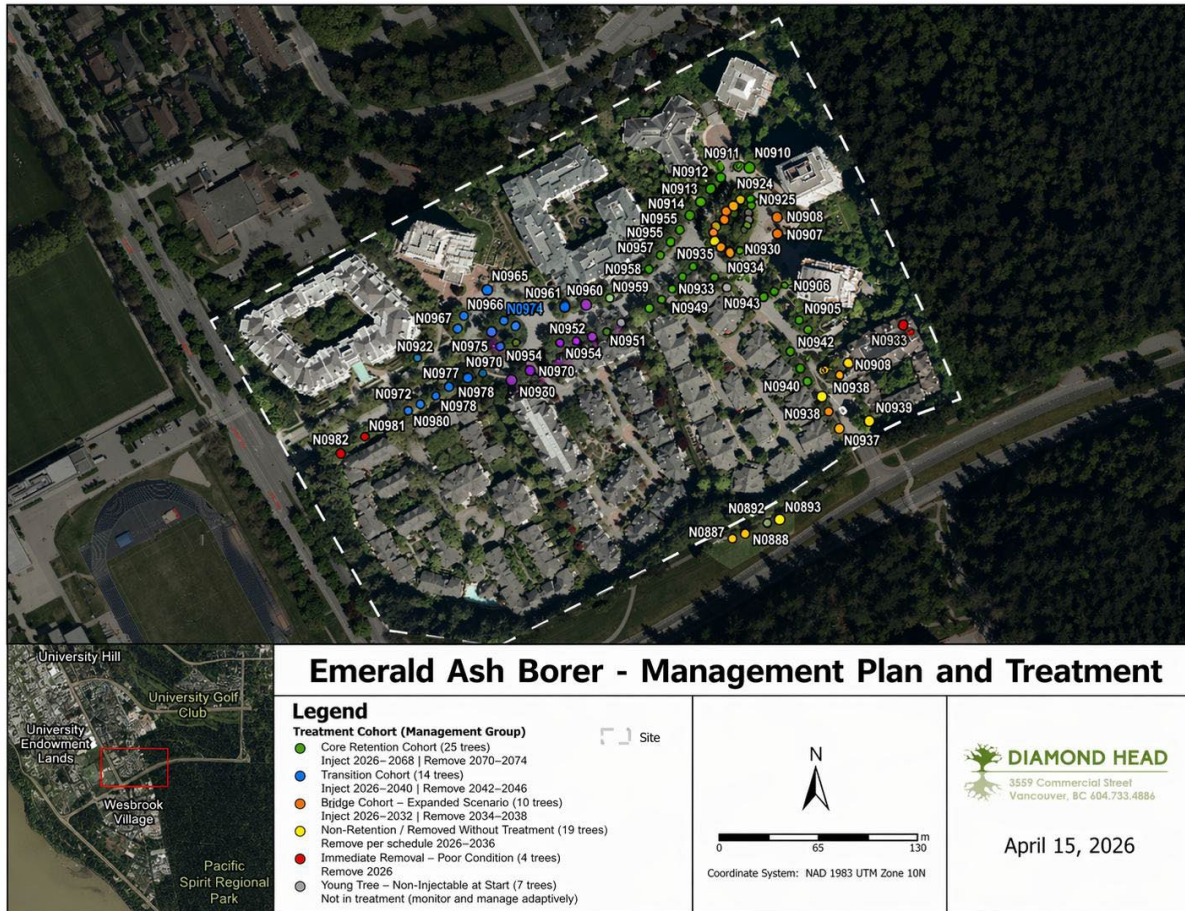


Figure 1. The treatments were organized by cohort over time so that the distribution of treatments can be visualized within the neighbourhood.

This long-term approach ensures that the neighborhood’s canopy remains intact while we transition the forest toward a more sustainable future.

The strategy is divided into four critical components:

1. **Phase I: Aggressive Suppression (Years 1–15)** Implementing a 15-year cycle of intensive systemic insecticide treatments (TreeAzin) to stabilize the health of the current canopy and prevent mass mortality during the peak of the regional infestation.
2. **Phase II: Maintenance & Biological Control (Years 16 – onward)** Following the initial suppression phase, the UNA will transition to a maintenance model. This includes reduced treatment frequency and the potential integration of biological controls (such as parasitoid wasps or natural predators) as part of a broader IPM framework.
3. **Phase III: Long-Term Diversification & Selective Preservation (Years 1 – onward)** A deliberate transition plan to replace declining specimens with resilient native and urban-appropriate species. High-value, healthy ash trees will be

selectively preserved, while others are replaced to ensure a diverse, multi-aged forest.

4. **Economic Justification: Cost-Benefit Analysis** showing treatment as more economical than removal and replacement.

Option 1 – Lean Scenario

Under the lean scenario, the intention is to protect only the best currently injectable trees, accepting earlier canopy loss and transitioning faster.

Key features include:

- 2026 Treatment Scope: 39 trees
- No bridge cohort
- Most non-core ash gone earlier
- Stronger cost control
- More visible canopy loss in the first 15 years

This would be a suitable approach if UNA wants

- Minimum long-term treatment footprint
- Simpler operations
- Lower ongoing injection commitment

Total 50-Year Program Cost: **\$709K**

Option 2 - Expanded Scenario

The alternate approach is the expanded scenario. Under this approach, there will be additional treatment in the first two decades to smooth canopy loss while replacement happens more gradually.

Key features include:

- 2026 Treatment Scope: 49 trees
- 10 additional Bridge trees retained temporarily to smooth the transition
- Slower visual decline, by maintaining the aesthetic value of the Hampton Place streetscape for a longer duration
- Slightly higher treatment burden but better neighbourhood canopy continuity by avoiding sudden, large-scale canopy loss.

Total 50-Year Program Cost: **\$774K**

Implementation Timeline



The first round of TreeAzin systemic injections is scheduled for early-mid **June 2026**. Application will be completed by Diamond Head Consultant.

Financial Implications

Current Funding Status

The initial TreeAzin treatment for 2026 is already accounted for within the approved 2026/27 Tree Management Budget.

Long-Term Capital Requirements

While the treatment costs are the primary focus of this report, the comprehensive 50-year strategy includes several capital and operational requirements beyond the scope of annual injections:

- **Removal & Disposal:** Phased removal of declining or infested specimens. While current ash tree disposal can be managed locally within the immediate restricted zone. However, future regulatory shifts or changes to **CFIA disposal requirements** may impact operations and introduce containment and final disposal costs.
- **Site Preparation:** Infrastructure remediation, including stump grinding and soil amendments.
- **Procurement & Logistics:** Sourcing high-quality, diverse nursery stock and transportation.
- **Professional Installation:** Expert planting and critical early-stage establishment care.

2026 Strategic Hampton Replanting Program

Operations recommends that the Board approve the Hampton Place Replanting Program. This 2026 initiative is designed to restore the neighborhood canopy by addressing the Emerald Ash Borer (EAB) strategy and the tree loss in recent weather events.

Scope of Replanting: The program will replace specimens across the following three categories:

- **Non-Retention Trees:** Trees identified for immediate removal due to poor health or infestation risk.
- **Small Tree Category:** Trees that do not meet the manufacturer's technical requirements for systemic treatment.

- Storm Recovery: Replacement of trees lost during previous windstorm events.

The estimated cost covers the full lifecycle of the replanting process, including the procurement of high-quality nursery stock, site remediation, and professional installation.

- Projected Volume: 15 – 20 trees.
- Unit Cost: Approximately \$1,800 per tree (inclusive of purchase, preparation, and installation).
- Total Replanting Funding Request: Approximately **\$36,000.00**

The proposed Hampton replanting project involves the strategic removal of trees that are either in poor health or are undersized to meet the criteria for effective systemic treatment. This ensures that the UNA is not investing treatment funds into specimens with low survival probability.

Projected 50-Year EAB Strategy Program Costs

- **Option 1 (Lean Scenario):** Approximately **\$709,000**
- **Option 2 (Expanded Scenario):** Approximately **\$774,000**

Operational Implications

The implementation of the EAB Strategy will integrate into the UNA's existing operational workflows through the following measures:

Maintenance Scheduling

The treatment cycle requires bi-annual applications (every two years). These will be scheduled in advance, as part of the UNA Street and Park Trees Annual Operations, while tree removals will be phased according to the strategy timeline and incorporated into the **Tree Management Operations Budget** and the annual budget planning process.

Collaborative Management

In coordination with UBC C&CP, federal agencies, and municipal partners, the Operations team will oversee all aspects of the EAB strategy. This includes managing removals and site preparation, as well as working with arborists and nurseries to ensure high-quality, climate resilient species selection for the new inventory.

Innovation & Research Opportunities

The replanting of previously downed trees, along with the four immediate removals, presents a unique opportunity for the UNA. The Operations team plans to collaborate with researcher to pilot:

- **Passive Subsurface Irrigation:** Testing advanced irrigation systems designed for the challenges of municipal street trees.
- **Remote Moisture Sensing:** Implementing technology to monitor soil health in real-time, allowing for data-driven maintenance and higher survival rates for newly planted trees.

Strategic Objective

Environmental Sustainability

Service Capacity

Attachments

1. UNA Emerald Ash Borer Strategy

Concurrence

1. Sylvia Kwarus, Sustainability Specialist
2. Gal Kaufman, Operations Specialist

Respectfully submitted,



Wegland Sit

Operations Manager



UNIVERSITY
NEIGHBOURHOODS
ASSOCIATION

**UNA BOARD MEETING
OPEN SESSION**

A handwritten signature in black ink, appearing to read 'Paul Thorkelsson', is written over a horizontal line.

Paul Thorkelsson

Chief Administrative Officer

Emerald Ash Borer Strategy

For:
University Neighborhood Association

Site Location:
Hampton Place



Submitted to:
Attn: Wegland Sit
University Neighbourhood Association

Email: Wegland.sit@myuna.ca

Date: April 14, 2026

Submitted by:



All general and professional liability insurance and individual accreditations have been provided below for reference.



Trevor Cox, MCIP, RPP
Director | Senior Arborist
ISA Certified Arborist (PN-1920A)
ISA Tree Risk Assessment Qualified (TRAQ)
BC Parks Wildlife Danger Tree Assessor

Please get in touch with us if there are any questions or concerns about the contents of this report.

Contact Information:

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1.0 Introduction

1.1 Scope of Assignment

Diamond Head Consulting Ltd. (DHC) was retained to complete a long-term emerald ash borer strategy for 79 trees, which includes a five-year financial forecast, a comprehensive evaluation of options, as well as replanting recommendations. Project files provided by the University Neighbourhood Association (UNA) include:

- Email correspondence regarding the request for proposal
- GIS project files showing the location and general attributes of the ash trees to be managed

1.2 Executive Summary

This document outlines a 50-year integrated pest management strategy for 79 ash trees located in the Hamptons neighbourhood at the University of British Columbia, managed by the UNA. The strategy emphasizes the management of the ash trees affected by emerald ash borer (EAB) with an initial 15-year phase of aggressive systemic insecticide treatment, a maintenance phase incorporating reduced treatment frequency and biological controls, and a long-term diversification plan with selective preservation and replacement by resilient native and urban-appropriate tree species, supported by a cost-benefit analysis showing treatment as more economical than removal and replacement, with recommended replacement species adapted for the Pacific Northwest and Vancouver's urban forest condition.

2.0 Introduction

EAB is a federally regulated invasive pest that attacks and kills all ash species (*Fraxinus* spp.), with up to 99% mortality within 8–10 years after infestation occurs if trees are left untreated.¹ With EAB confirmed in Vancouver in 2024 and restrictions on the movement of ash wood imposed by the Canadian Food Inspection Agency (CFIA), management should shift from “preparedness” to “active preservation and phased replacement”.²

There are 79 ash trees located in the southwest of the University of British Columbia’s campus, in the Hamptons neighbourhood. The species composition is predominantly narrow-leaf ash (*Fraxinus angustifolia*), with six green ash (*Fraxinus pennsylvanica*) and one European ash (*Fraxinus excelsior*).

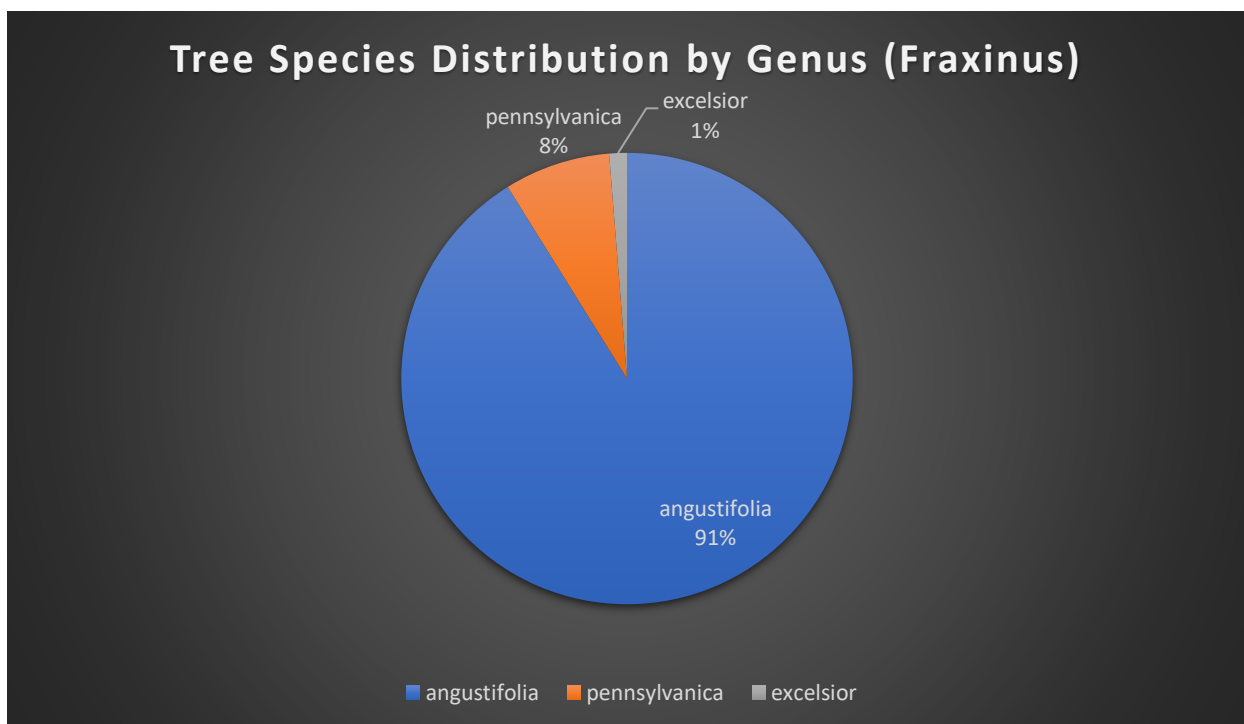


Figure 1. Ash tree species distribution at the Hamptons neighbourhood, UBC.

¹ Website accessed, April 20, 2026. Natural Resources Canada. <https://natural-resources.canada.ca/forests-forestry/insects-disturbances/emerald-ash-borer>

² Website accessed, April 20, 2026, Canada.ca, Canadian Food Inspection Agency. <https://natural-resources.canada.ca/forests-forestry/insects-disturbances/emerald-ash-borer>

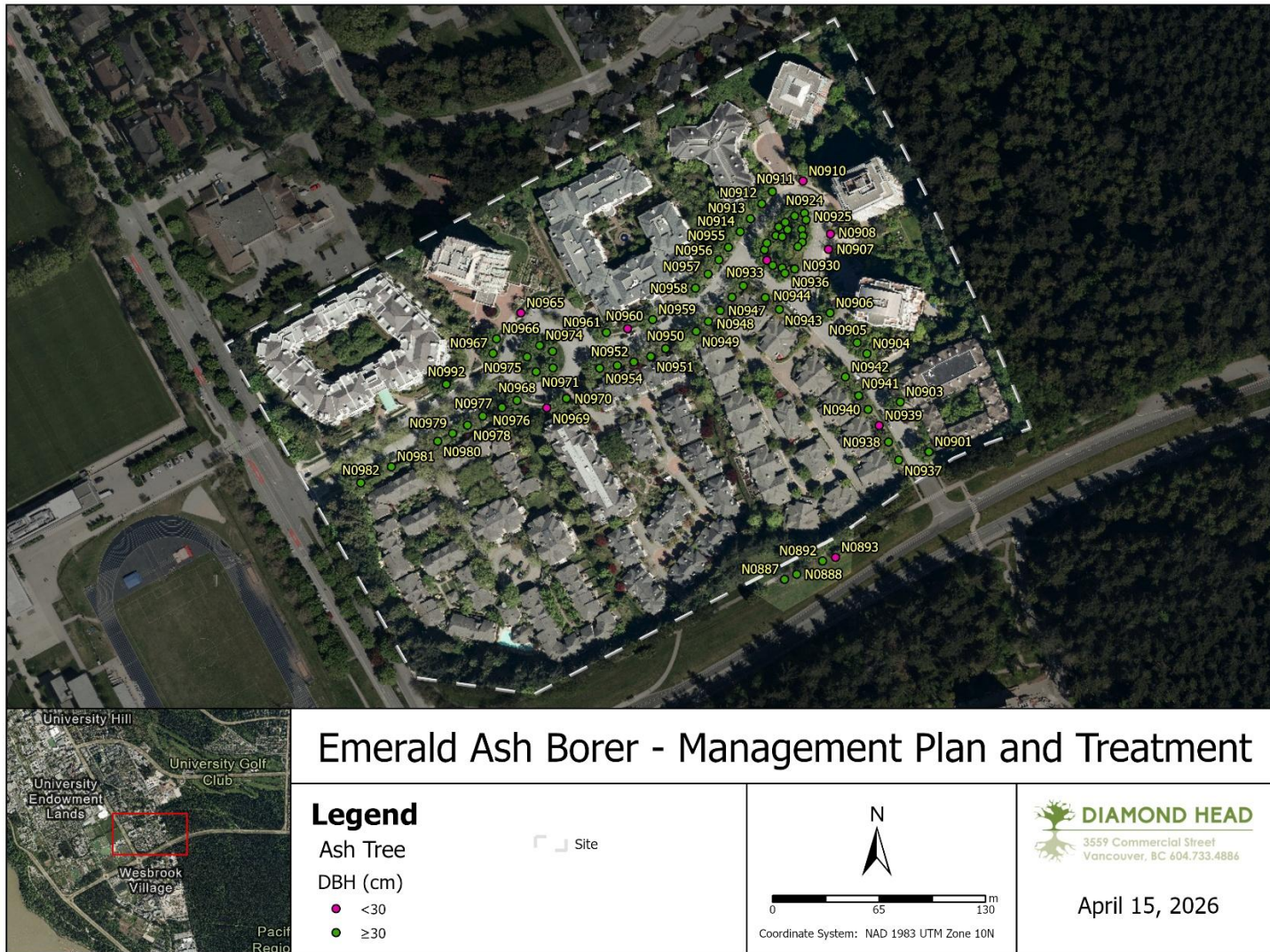


Figure 2. Overview of the locations of the 79 ash trees located in the Hamptons neighbourhood.

Nine of these trees are below 30cm in diameter at breast height (dbh) and are considered to small for trunk injection at the start of the 50-year plan. The average dbh is 42cm. Overall, the ash trees are in good condition, as shown by the average condition rating. The following chart shows the health rating for trees: 44 trees (most) are in excellent or good condition, 31 trees are in moderate condition, and 4 are in poor condition. Overall, the population is in relatively strong condition, making it a good candidate for **selective treatment and phased retention**, rather than immediate wholesale removal.

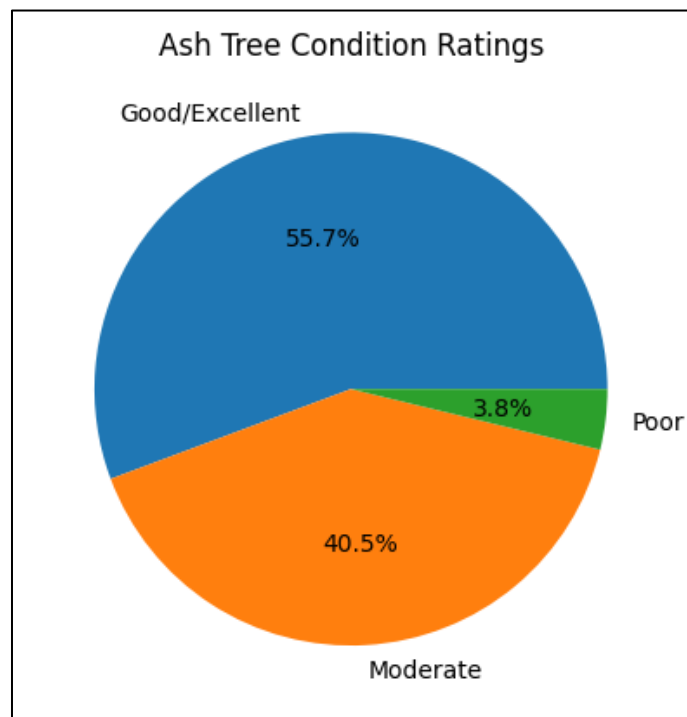


Chart 3. The ash tree’s condition ratings. Most of the trees are in moderate to excellent condition. 55.7% of the ash trees are in good to excellent condition.

3.0 Core Management Objectives

The establishment of this plan aims to preserve a high-value canopy for as long as it remains economically viable. The intent is to minimize the sudden canopy loss from EAB and spread the costs of its management over this 50-year period. During this period, it is assumed that a transition to a diverse, climate-resilient urban forest will maintain safety in a high-use residential area. The strategy does not depend on young ash trees growing into the program, given the EAB threat. Most of the young trees under 30cm are not relied upon as future treated assets. The intent of the strategy is to:

1. Preserve high-value canopy
2. Minimize sudden canopy loss (avoid mass mortality event)
3. Spread costs over time
4. Transition to a diverse, climate-resilient urban forest

5. Reduce risk associated with the tree population

The strategy presents two possible approaches. A lean versus expanded strategy.

Lean Scenario

Under the lean scenario, the intention is to protect only the best currently injectable trees, accepting earlier canopy loss and transitioning faster.

Key features include:

- **39 trees injected in 2026**
- No bridge cohort
- Most non-core ash gone earlier
- Stronger cost control
- More visible canopy loss in the first 15 years

This would be a suitable approach if UNA wants

- Minimum long-term treatment footprint
- Simpler operations
- Lower ongoing injection commitment

Expanded Scenario

The alternate approach is the expanded scenario. Under this approach, there will be additional treatment in the first two decades to smooth canopy loss while replacement happens more slowly at a 1:1 ratio.

Key features include:

- **49 trees injected in 2026**
- Bridge trees retained temporarily
- N0933 brought in later
- Slower visual decline
- Slightly higher treatment burden but better neighbourhood canopy continuity

The Trees Fall into 4 Management Categories:

Category	Criteria	Strategy
A	High-value, good/excellent condition, prominent	Long-term treatment
B	Moderate condition or lower landscape value	Time-limited treatment (10–20 yrs)
C	Poor condition (3-4 trees)	Early removal
D	Young (<30 cm DBH)	Grow → future decision

4.0 Phase-Based Plan

The approach for UNA's 79 ash trees is considered a staged retention strategy, with proactive management that involves removing the worst trees right away, stabilizing the best trees and beginning the gradual replacement with more long-term diversification of the tree species. By the end of the 50-year horizon:

- The ash population will be fully or nearly fully removed
- A diverse, mixed-species canopy will be established
- No single species will dominate the canopy structure
- Age-class diversity will reduce future vulnerability to pests

The treated population is intentionally split into five functional groups. The management approach is to use a systemic insecticide (TreeAzin, azadirachtin) to control EAB. It is a systemic insecticide derived from neem tree seeds, not a neonicotinoid or synthetic chemical. TreeAzin is injected into the tree's vascular tissue via the EcoJect System, acting as a growth regulator that kills larvae and reduces adult fertility.

A. Core Retain Trees

This will be a small, high-value population kept alive for as long as reasonably possible, then phased out late in the 50-year horizon. These are the best long-term ash trees and are treated as legacy canopy trees.

- 25 trees
- Mostly larger and in better condition
- Injected from 2026 to 2068
- Removed gradually 2070-2074

B. Transition Retain Trees

This group are worth treating, but not forever. Strategically, these are the middle layer. They slow canopy loss in the first two decades and buy time for replacement to establish. They then exit before the long-term core group does.

- 14 trees

- Injected from 2026 to 2040
- Removed 2042-2046

C. Bridge Retain Trees

This group only appears in the expanded scenario. They are not the true long-term retention trees. Their role is to hold the canopy temporarily while the first wave of removal and replacement happens.

- 10 trees
- Injected from 2026 to 2032
- Removed 2034-2038

D. Non-Retention Trees

- This group are poor condition or low value trees that are removed early or allowed to decline without treatment.

E. Small Trees

- Not injectable at plan start
- Limited reliance on future treated assets
- Managed adaptively depending on growth and infestation timing

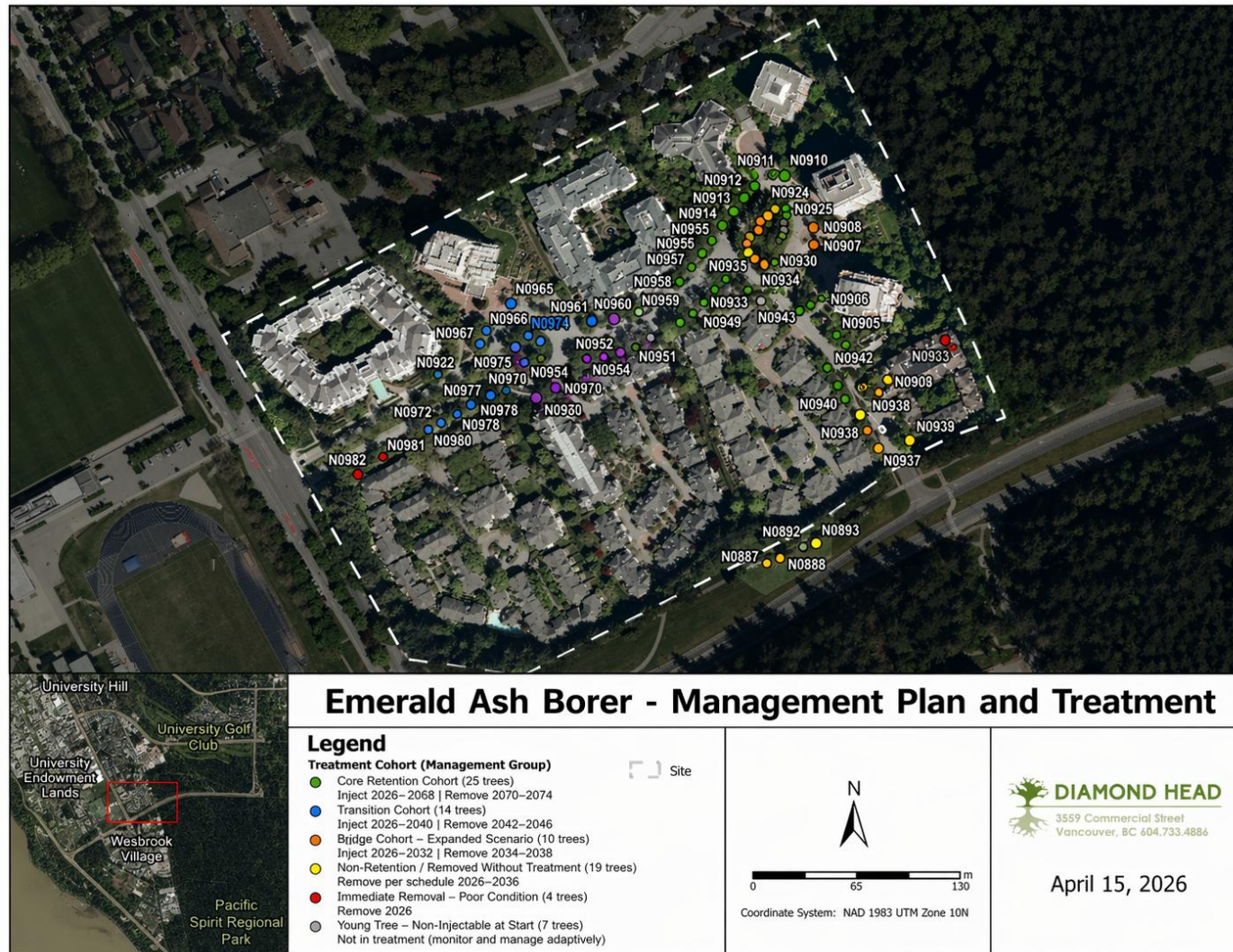


Figure 4. The treatments were organized by cohort over time so that the distribution of treatments can be visualized within the neighbourhood.

4.2 Temporal Strategy (2026-2075)

4.2.1 Phase 1: Stabilization (2026-2038)

Objectives:

- Slow canopy loss
- Maintain neighbourhood tree presence
- Initiate gradual transition

Actions:

- Remove poor-condition trees immediately
- Begin injections on 39-49 trees (lean vs expanded scenarios)
- Initiate replacement planting (1:1 ratio)
- Begin phased removal of untreated trees

Outcome:

- Avoid sudden canopy collapse
- Maintain visual and ecological continuity

4.2.2 Phase 2: Transition (2039-2046)

Objectives:

- Maintain a small, high-value ash cohort
- Complete a long-term canopy transition

Actions:

- Continue injection of core trees until ~2068
- Gradually remove remaining ash (2070-2074)
- Maintain and expand replacement canopy

Outcome:

- Ash reduced to minimal or zero presence
- Diverse, resilient urban forest established

5.0 Suitable Replacement Tree Species List

5.1 Trees and Site Conditions

As part of UNA’s Tree Risk Management Protocol, a suitable tree species list was compiled. The urban tree list is adapted from the Metro Vancouver Tree Species Database, which assesses species suitability based on current and projected climate data for the region. Replanting preference will be given to native species within the “Very Suitable” and “Suitable” categories. Any substitutions must be approved by UNA Operations. This list includes species assessed for their suitability to the current and projected future climates in the Metro Vancouver region.

Urban Tree List for Metro Vancouver in a Changing Climate

The list of over 300 tree species below are from the Metro Vancouver Urban Forest Climate Adaptation Initiative's tree species selection database. These species have been assessed for their suitability to the current and projected future climate in the Metro Vancouver region. **This list is intended to be used as a guide to inform decision-making by local practitioners rather than a prescriptive planting list.** All project materials are available publicly on the Metro Vancouver website. Please visit metrovancover.org and search 'Urban Forest'.

VERY SUITABLE = species anticipated to tolerate a broad range of sites under future climate

<i>Arbutus menziesii</i>	<i>Cupressus arizonica</i> *	<i>Koeleruteria bipinnata</i> *	<i>Pinus nigra</i>	<i>Quercus garryana</i>
<i>Albizia julibrissin</i> *	<i>Cupressus macrocarpa</i> *	<i>Koeleruteria paniculata</i> *	<i>Pinus pinea</i> *	<i>Quercus ilex</i> •
<i>Arbutus unedo</i>	<i>Cupressus sempervirens</i>	<i>Lagerstroemia x 'tuscara'</i> *	<i>Pinus ponderosa</i>	<i>Quercus imbricaria</i> •
<i>Calocedrus decurrens</i> *	<i>Cupressus x leylandii</i>	<i>Maackia amurensis</i> •	<i>Pinus sylvestris</i> *	<i>Quercus macrocarpa</i>
<i>Catalpa speciosa</i> *	<i>Eucommia ulmoides</i>	<i>Maclura pomifera</i> *	<i>Pinus thunbergii</i> *	<i>Quercus shumardii</i>
<i>Cedrus deodara</i> *	<i>Ficus carica</i> *	<i>Notholithocarpus densiflorus</i>	<i>Pistacia chinensis</i>	<i>Quercus suber</i> •
<i>Celtis occidentalis</i> *	<i>Fraxinus ornus</i>	<i>Nyssa sinensis</i>	<i>Prunus dulcis</i> •	<i>Quercus virginiana</i> •
<i>Celtis sinensis</i> •	<i>Ginkgo biloba</i>	<i>Olea europaea</i> *	<i>Pyrus calleryana</i> *	<i>Rhus typhina</i>
<i>Cercis canadensis</i>	<i>Gleditsia triacanthos</i>	<i>Phellodendron amurense</i> *	<i>Pyrus pyrifolia</i> •	<i>Sorbus aria</i>
<i>Cotinus coggygria</i>	<i>Gymnocladus dioica</i>	<i>Pinus banksiana</i>	<i>Quercus acutissima</i> *	<i>Ulmus propinqua</i> •
<i>Crataegus crus-galli</i>	<i>Juglans major</i> •	<i>Pinus contorta</i>	<i>Quercus agrifolia</i> •	
<i>Crataegus x lavalleei</i>	<i>Juniperus chinensis</i>	<i>Pinus flexilis</i>	<i>Quercus alba</i>	
<i>Crataegus x mordenensis</i>	<i>Juniperus virginiana</i> *	<i>Pinus mugo</i>	<i>Quercus cocinea</i>	

SUITABLE = species anticipated to tolerate all but the driest sites under future climate

<i>Abies concolor</i>	<i>Catalpa bignonioides</i> *	<i>Liquidambar styraciflua</i>	<i>Prunus caroliniana</i>	<i>Styrax japonicus</i>
<i>Abies procera</i>	<i>Cedrus atlantica</i>	<i>Liriodendron tulipifera</i>	<i>Prunus cerasifera</i> *	<i>Syringa pekinensis</i> •
<i>Acer buergerianum</i> •	<i>Cercis chinensis</i>	<i>Magnolia grandiflora</i>	<i>Prunus cerasus</i> *	<i>Syringa vulgaris</i> *
<i>Acer campestre</i> *	<i>Cercis occidentalis</i> •	<i>Malus baccata</i> *	<i>Prunus domestica</i> *	<i>Taxodium distichum</i>
<i>Acer cappadocicum</i>	<i>Cercis siliquastrum</i>	<i>Malus domestica</i>	<i>Prunus emarginata</i>	<i>Taxus baccata</i>
<i>Acer grandidentatum</i> •	<i>Chamaecyparis obtusa</i>	<i>Malus floribunda</i> *	<i>Prunus pendula</i> •	<i>Taxus brevifolia</i>
<i>Acer griseum</i>	<i>Chamaecyparis pisifera</i>	<i>Malus pumila</i> *	<i>Prunus salicina</i>	<i>Thuja occidentalis</i> *
<i>Acer japonicum</i>	<i>Chionanthus retusus</i> •	<i>Malus sylvestris</i> *	<i>Prunus sargentii</i>	<i>Tilia americana</i>
<i>Acer miyabei</i>	<i>Cladrastis kentukea</i>	<i>Malus transitoria</i>	<i>Prunus serotina</i>	<i>Tilia cordata</i>
<i>Acer negundo</i> *	<i>Clerodendrum trichotomum</i>	<i>Malus tschonoskii</i> •	<i>Prunus serrula</i>	<i>Tilia platyphyllos</i>
<i>Acer nigrum</i>	<i>Cornus controversa</i>	<i>Malus x moerlandsii</i> •	<i>Prunus serrulata</i>	<i>Tilia tomentosa</i>
<i>Acer platanoides</i> *	<i>Cornus florida</i>	<i>Malus x zumi</i>	<i>Prunus subhirtella</i>	<i>Tilia x euclora</i>
<i>Acer pseudoplatanus</i> *	<i>Cornus mas</i>	<i>Manglietia insignis</i>	<i>Prunus virginiana</i> *	<i>Tilia x europaea</i>
<i>Acer rubrum</i> *	<i>Corylus avellana</i> *	<i>Morus alba</i> *	<i>Prunus x blyreana</i>	<i>Trachycarpus fortunei</i>
<i>Acer saccharinum</i>	<i>Corylus colurna</i>	<i>Nothofagus antarctica</i>	<i>Prunus x yedoensis</i>	<i>Ulmus americana</i> *
<i>Acer saccharum</i>	<i>Crataegus douglasii</i>	<i>Ostrya carpinifolia</i>	<i>Pseudotsuga menziesii</i>	<i>Ulmus parvifolia</i> *
<i>Acer tataricum</i> *	<i>Crataegus grignonensis</i> •	<i>Ostrya virginiana</i>	<i>Pyrus communis</i> *	<i>Ulmus procera</i> *
<i>Acer triflorum</i>	<i>Crataegus phaenopyrum</i> *	<i>Oxydendrum arboreum</i>	<i>Pyrus kawakamii</i> •	<i>Ulmus wilsoniana</i>
<i>Acer x freemanii</i>	<i>Cryptomeria japonica</i> *	<i>Parrotia persica</i>	<i>Pyrus salicifolia</i>	'prospector' •
<i>Aesculus hippocastanum</i> *	<i>Davidia involucreta</i>	<i>Photinia x fraseri</i> •	<i>Quercus alba x robur</i>	<i>Ulmus x hollandica</i>
<i>Aesculus x carnea</i>	<i>Eriobotrya japonica</i> •	<i>Picea glauca</i>	<i>Quercus bicolor</i>	<i>xChitalpa tashkentensis</i>
<i>Alnus cordata</i> *	<i>Eucalyptus pauciflora</i> •	<i>Picea omorika</i>	<i>Quercus frainetto</i>	<i>Zelkova serrata</i>
<i>Alnus rubra</i>	<i>Fraxinus angustifolia</i>	<i>Picea pungens</i>	<i>Quercus lobata</i> •	
<i>Amelanchier canadensis</i>	<i>Fraxinus excelsior</i>	<i>Pinus parviflora</i>	<i>Quercus robur</i> *	
<i>Amelanchier laevis</i>	<i>Fraxinus velutina</i>	<i>Pinus radiata</i> *	<i>Quercus rubra</i>	
<i>Amelanchier x grandiflora</i>	<i>Heptacodium miconioides</i> •	<i>Platanus x hispanica</i>	<i>Rhamnus purshiana</i>	
<i>Araucaria araucana</i>	<i>Hibiscus syriacus</i> *	<i>Platycladus orientalis</i> •	<i>Salix scouleriana</i>	
<i>Arbutus 'marina'</i> •	<i>Juglans regia</i>	<i>Populus alba</i> *	<i>Salix x sepulcralis</i>	
<i>Betula alleghaniensis</i>	<i>Laburnum anagyroides</i> *	<i>Populus fremontii</i> •	<i>Sequoiadendron giganteum</i>	
<i>Carpinus betulus</i>	<i>Laburnum x watereri</i> *	<i>Populus nigra</i> *	<i>Sophora japonica</i> *	
<i>Carpinus japonica</i>	<i>Lagerstroemia indica</i> *	<i>Prunus americana</i>	<i>Sorbus x thuringiaca</i>	
<i>Castanea mollissima</i>	<i>Ligustrum japonicum</i> • *	<i>Prunus armeniaca</i>	<i>Stewartia monadelphica</i>	
<i>Castanea sativa</i>	<i>Ligustrum lucidum</i> • *	<i>Prunus avium</i> *	<i>Stewartia pseudocamellia</i>	

6.0 Cost Implications

6.1 Assumption

As part of the 50-year strategy, a request was made to include the cost implications of implementing the strategy over time. Several assumptions were made to provide the cost outputs. The following table provides the assumptions made. The costs are provided for each treatment type so they can be adjusted if needed.

Table 1: Assumptions made in the overall costing by treatment type

Assumption	Value	Units/Notes
Base year	2026	
End year	2075	
Injection cost per cm DBH	\$14	Cost per cm DBH per treatment event
Removal cost per cm DBH	\$32	Cost per cm DBH for removal/disposal
Replacement planting cost	\$1,200	Cost per tree planted
Establishment cost per planted tree	\$300	Cost per planted tree per year
Establishment years	2	Number of years after planting
Replacement trees per removal	1	Trees planted per ash removed
Discount rate	3.0%	Optional nominal discount rate
Lean scenario note	Good/excellent injectable trees only	Planning assumption
Expanded scenario note	Lean + bridge cohort + N0933 later	Planning assumption
Stump grinding cost per removed tree	\$450	Cost per removed tree stump

The overall costs for each treatment type, by year, are provided below:

Year	Lean Total Annual Cost	Expanded Total Annual Cost
2026	\$ 36,029.40	\$ 42,430.20
2027	\$ 1,200.00	\$ 1,200.00
2028	\$ 27,247.00	\$ 33,647.80
2029	\$ 9,084.40	\$ 9,084.40
2030	\$ 35,820.20	\$ 42,221.00
2031	\$ 12,848.00	\$ 12,848.00
2032	\$ 38,964.60	\$ 45,781.20
2033	\$ 15,565.20	\$ 12,964.80
2034	\$ 39,263.80	\$ 45,783.60
2035	\$ 7,753.60	\$ 14,304.00
2036	\$ 30,325.80	\$ 38,128.00
2037	\$ 900.00	\$ 8,251.20

Year	Lean Total Annual Cost	Expanded Total Annual Cost
2038	\$ 26,347.00	\$ 34,101.20
2039	\$ -	\$ 1,200.00
2040	\$ 26,047.00	\$ 27,062.80
2041	\$ -	\$ -
2042	\$ 27,410.80	\$ 30,011.20
2043	\$ 9,808.40	\$ 10,108.40
2044	\$ 28,887.60	\$ 29,187.60
2045	\$ 10,273.20	\$ 10,273.20
2046	\$ 25,628.00	\$ 25,628.00
2047	\$ 1,500.00	\$ 1,500.00
2048	\$ 18,900.80	\$ 18,900.80
2049	\$ -	\$ -
2050	\$ 18,300.80	\$ 18,300.80
2051	\$ -	\$ -
2052	\$ 18,300.80	\$ 18,300.80
2053	\$ -	\$ -
2054	\$ 18,300.80	\$ 18,300.80
2055	\$ -	\$ -
2056	\$ 18,300.80	\$ 18,300.80
2057	\$ -	\$ -
2058	\$ 18,300.80	\$ 18,300.80
2059	\$ -	\$ -
2060	\$ 18,300.80	\$ 18,300.80
2061	\$ -	\$ -
2062	\$ 18,300.80	\$ 18,300.80
2063	\$ -	\$ -
2064	\$ 18,300.80	\$ 18,300.80
2065	\$ -	\$ -
2066	\$ 18,300.80	\$ 18,300.80
2067	\$ -	\$ -
2068	\$ 18,300.80	\$ 18,300.80
2069	\$ -	\$ -
2070	\$ 16,541.20	\$ 16,541.20
2071	\$ 19,535.60	\$ 19,535.60
2072	\$ 19,733.20	\$ 19,733.20
2073	\$ 19,176.40	\$ 19,176.40
2074	\$ 18,594.00	\$ 18,594.00
2075	\$ 3,000.00	\$ 3,000.00
Total Cost	\$ 709,393.20	\$ 774,205.80

7.0 Conclusion

This strategy reflects a realistic and adaptive response to Emerald Ash Borer in an urban campus environment. It avoids both extremes of:

- attempting to save all ash indefinitely, and
- removing all ash immediately

Instead, it delivers a balanced, phased approach that:

- preserves canopy where it matters most
- manages risk and cost over time
- supports long-term ecological resilience

The result is a controlled transition from an ash-dominated canopy to a diverse and sustainable urban forest, aligned with UBC's broader landscape and sustainability objectives.

Appendix 1 Report Assumptions and Limiting Conditions

- 1) Unless expressly set out in this report or these Assumptions and Limiting Conditions, Diamond Head Consulting Ltd. (“Diamond Head”) makes no guarantee, representation or warranty (express or implied) regarding this report, its findings, conclusions or recommendations contained herein, or the work referred to herein.
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- 8) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 9) Loss or alteration of any part of this report invalidates the entire report.

The rating categories used by Diamond Head Consulting are taken from the Guide for Plant Appraisal, the 10th edition, and summarize each tree based on both positive and negative attributes using six stratified categories. An additional High Risk category accounts for trees rated as high risk per TRAQ criteria. These ratings indicate health, structural and form conditions that influence a tree's ability to withstand local site disturbance during the construction process (assuming appropriate tree protection) and benefit a future urban landscape.

Excellent: High tree vigour and nearly perfect health, nearly ideal tree form, free of defects, and form is nearly ideal of the species. Generally symmetric. Consistent with the intended use. Species of *Populus*, *Alnus* and *Betula* are excluded from this category.

Good: Vigour is normal of species, no significant damage. Structure is Well developed and defects are minor and can be corrected. Form may have minor asymmetries/ deviations from the species norm. Mostly consistent with the intended use but function and aesthetics are not compromised.

Fair: Tree vigour is reduced. Damage due to pathogens may be significant but not likely to be fatal. Twig dieback, defoliation, discoloration may compromise up to 50% of the crown. Structure may have a single significant defect or multiple moderate defects that are not practical to correct or would require multiple treatments. Form would have major asymmetries/ deviations from the species norm. Function and/or aesthetics are compromised.

Poor: Tree is unhealthy and declining in appearance. Poor vigor. Canopy foliage is low density and of poor color. Potentially fatal pest infestation. The structure would have a serious defect or multiple significant defects. Recent change in tree orientation. There are observable problems that cannot be corrected. Failure may occur at any time. The form would be largely asymmetric/ abnormal that detracts from intended use and or aesthetics to a significant degree.

Very Poor: Poor vigour and appears to be dying/ at the last stages of life. Little live foliage. The structure would have single or multiple defects with failure probable or imminent. The form would be visually unappealing. It would provide little or no function in the landscape.

Dead: The tree is dead. Or have less than 5% live crown from its original percent.

High Risk: The tree shows severe health decline and/or with major structural weaknesses or decay. Dead or compromised tree parts increase the likelihood of failure, posing a high risk to nearby targets within the timeframe of this report. The tree is not suitable for retention due to deteriorating tree conditions and exceeding thresholds as a risk high or extreme risk as outlined in Appendix 5. See Section 3.2 for individual detailed risk assessments.