



**READING PACKAGE
2026.09.22 UNA BOARD MEETING
OPEN SESSION**

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Report Date: September 8, 2026
Meeting Date: September 22, 2026
From: Paul Thorkelsson, Chief Administrative Officer
Subject: September 2026 Management Report

Background

The September 2026 Management Report is presented for information.

Decision Requested

For information.

Discussion

CHIEF ADMINISTRATIVE OFFICER

Highlights of Major Activities:

Board Relations

- Supported and attended the July 2026 Finance and Audit (F&A) Committee meeting
- Supported and attended the August 2026 Governance and Human Relations (GHR) Committee meeting
- Continued the weekly meeting schedule with the UNA Chair.
- Supported consultant process for finalizing consultant work on Board Governance Review Project
- Supported consideration of Board Governance Review Project recommendations

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 discussions on the feasibility of implementing E Scribe meeting management systems for the UNA

Finance

- Supported final completion for the 2026 Financial Audit.
- Supported initial Budget 2027-28 planning.

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 the ongoing Policy Review and updating of UNA policies for consideration by GHR Committee and UNA Board.
- Supported ongoing work with UNA insurance provider on recent claims

Programs and Services

- none

Human Resources

- Supported UNA recruitment processes as needed.

Community Relations

- Responded to contacts and questions from community members as received.
- Continued regular meetings with AVP UBCC+CP.
- Supported planning for UNA AGM.
- Continued participation in UBC Campus of Primary Care Working Group
- Supported UBC Health representatives on community representation/participation in developing Campus of Care initiatives – recruitment process.
- Supported and Attended the Opening Ceremony – BC Hydro EV Charging Stations
- Contributed to the UNA 25th Anniversary Video production.
- Participated in the 2-Day Public Safety Site Redevelopment Plan (PSSRP) Workgroup meeting

COMMUNICATIONS

Communications Department Report – September 2026

UNA AGM 2026

The Communications Department is working with the Administration Department on preparing materials for AGM 2026, this includes drafting of speeches, scripts, slides, the Annual Report, creating the AGM landing page, and creating translations of the AGM Notice.

This year, the AGM will also feature the launch of the UNA's anniversary video.

UNA 25th Anniversary Video



Work continues on the UNA's anniversary video. The video will showcase the UNA's role, history, its current services and will invite residents to actively participate in Society activities and take advantage of services offered. Interviews have been/will be set up with key people. The video will be launched at AGM.

UNA Website Updates

The Communications Team completed and launched various website projects including:

- Launching the AGM 2026 page
- Launching the new Climate Emergency Preparedness page
- Launching the Splash Pad page
- Launching the Parks and Playgrounds page
- Launching the preliminary Axis Playground update/engagement page
- Updates to the Finance pages
- Improvements to the Programs page filters and content structure
- Improvements to the Volunteers page
- Improvements to the Sustainability section

The Communications Team is continuing its work on various website projects including:

- Creating a landing page for the UNA Tree Inventory Dashboard with the Operations Team
- Adding new content to the online version of the UNA Guidebook
- Creating a UNA Field Schedule connected to Xplor that displays near-live content
- Improvements to the layout of the Events Calendar
- Continued testing of the new UNA Help Page
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The Campus Resident

The Campus Resident's latest issue was published in print and online on September 3, 2026. To read the September issue, you can pick up a copy at the Westbrook Community Centre or the Old Barn Community Centre, or visit the website at thecampusresident.ca.

The Campus Resident does not publish an issue in August.

Fall Recreation Programs Marketing

The Communications Team worked on producing approximately 150 different promotional pieces for the Fall season, including features for new programs, events and updates to continuing programming. Implementation of marketing strategies are ongoing throughout Fall.

Internal Staff Newsletter

The Communications Team launched two new section in the internal staff newsletter. The first one is designed to highlight the Operations Department's work on improving IT security through training videos and modules. The second section highlights new tools, web pages and other projects from the Communications Department that could be helpful in the work of other staff.

Others

- Continuing work on the Tree Inventory video
- Promotional support for Neighbours Day
- Support for streamlining Finance Department processes
- Continuing work on streamlining Communications Department processes
- Coordinated with UBC and partners on events, roadworks, traffic updates and facility closures that affect resident of UNA areas.

RECREATION

Recreation Monthly Highlight Report – September 2026

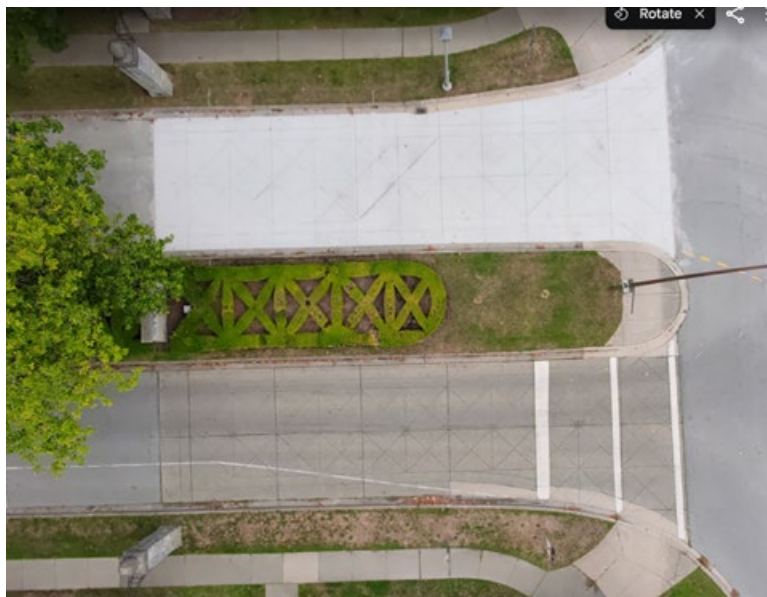
- Recreation operations remained active throughout July and August, with summer camps, community events, customer service, volunteer engagement, facility rentals, and fall-program preparation driving activity across both community centres.
- Summer programming generated combined revenue of \$200,734.84 across July and August, with 2,604 registrations delivered through 364 programs.
- Summer camps were a major contributor, generating more than \$128,000 in reported revenue across internal and partner camps.
- Since April, nearly 1,500 new 2026–2027 season parking permits have been issued—the busiest renewal period in the past three years.
- Front desk staff also responded to 207 Zoho customer-service tickets over the two-month period, generally within 24 to 72 hours.
- Community participation was supported through Canada Day, Music in the Park, Family Movie Night, pop-up programming, youth activities, newcomer programming, and senior-serving initiatives.
- Volunteer involvement was particularly strong at Canada Day, with 45 volunteers supporting the event, while summer Leaders-in-Training and partner-camp volunteers provided meaningful youth leadership capacity.
- Healthy aging initiatives continued to grow through summer Trishaw rides delivered with Vancouver Cycling Without Age. The service supported more than 75 participants at Canada Day, and August rides were fully subscribed, with a waitlist.

- Staff also continued partnership development and dementia-inclusive service training with the Alzheimer Society of BC, Alliance of Seniors Centres, and West End Seniors Network.
- Facility-rental revenue reflects normal seasonal fluctuations. July revenue was lower due to reduced summer indoor-rental demand and fewer field bookings; however, August demonstrated improved revenue diversification through room bookings, birthday parties, field rentals, and park use. Staff continue to manage competing internal and external space requirements while seeking opportunities to improve utilization, particularly at Jim Taylor Park.
- Front desk staffing remained adequate at both centres despite scheduled vacation, illness, and occasional emergency-related absences.
- Front desk staff provided continued support for Newcomer programming, Green Depot coverage, Canada Day, Music in the Park, and other cross-departmental operational needs.
- The Community Engagement team officially launched Vome, the new volunteer-management system, on August 10. Current implementation work includes onboarding existing volunteers, supporting account creation, and training volunteers in shift sign-up and clock-in/clock-out procedures.

OPERATIONS + SUSTAINABILITY

Operations Report

Hampton Place Concrete Replacement & Road Maintenance Update



The Hampton Place concrete replacement project commenced on August 10 with initial pavement removal. Rebar installation and the concrete pour were completed on August



14, followed by decorative saw-cutting on August 15. Following a 13-day curing period, Hampton Place was fully reopened to traffic. We appreciate the community's patience and cooperation throughout the temporary closure.

The final closeout items include reinstating the crosswalk markings at Wesbrook Mall and refreshing road line markings along Hampton Place, between Wesbrook Mall and the West Roundabout.

Upcoming Works: Asphalt Crack Sealing

The Operations Team is preparing for a crack sealing program across Hampton Place to extend pavement life. The scope includes:

- **East Section:** Approximately 270 meters from mid-Hampton Place to the east end.
- **North & Southwest Sections:** Approximately 50 meters combined along the north and southwest ends.

Two-way vehicle access will be maintained throughout the work via temporary, alternating single-lane closures. Work is scheduled for early-to-mid fall, and the Operations Team will coordinate directly with strata councils and property managers of adjacent buildings ahead of mobilization.

MoTT 16th Avenue Roundabout Repaving Completed

Following initial scheduling adjustments due to unforeseen site conditions and inclement weather, the Ministry of Transportation and Transit (MoTT) and its maintenance contractor, Mainroad, successfully completed the repaving of the 16th Avenue Roundabout on the evening of August 29.

With favorable weather conditions facilitating the work, the roundabout was fully reopened to regular traffic the following morning, restoring normal traffic flow as planned.

Cross-Departmental Digital Forms Initiative

The IT Department is collaborating with multiple internal departments to transition from legacy PDF-based processes and ad-hoc email requests to a centralized online digital forms platform.

This new workflow streamlines interdepartmental administration, eliminates back-and-forth file sharing between staff and external vendors, simplifies authorization chains and workflow, and strengthens operational continuity. IT will continue partnering with department leads to identify further use cases and expand platform coverage across organizational workflows.

Nobel Park Playground Shade Structure



The Streets and Landscape permit for the Nobel Park playground shade structure has been formally approved by UBC Campus + Community Planning (C+CP).

Delivery of the prefabricated structure to an offsite staging facility is scheduled for early-September, with detailed installation planning actively underway. On-site construction is targeted to begin in late September 2026, with substantial completion anticipated by mid-October.

To ensure public safety and facilitate construction operations, the Nobel Park playground will remain fully closed for the duration of the project. Up-to-date closure schedules and progress will be published at myuna.ca/una-parks-and-playground.

Hawthorn Place Tree Pruning and Hazardous Tree Removal

The Operations Team has finalized scheduling for urban forestry maintenance and hazard mitigation across Hawthorn Place.

Priority removals of identified hazardous trees will commence on September 3, 2026, to address public safety concerns, followed by canopy maintenance and structural pruning in late September. Temporary on-street parking restrictions and sidewalk detours will be implemented in active work zones to accommodate arborist equipment and ensure site safety.

Sustainability Report:

Green Depot:

Green Depot operations have been reduced this summer due to ongoing staffing and volunteer shortages. Weekday volunteer coverage has ended, resulting in several periods each week when the Green Depot is closed during hours it would typically be open. For August and September, Friday operations will finish at 2:00 p.m. rather than the usual 5:30 p.m.

In response to operational feedback, staff are also reviewing alternative locations for the Green Bins to reduce impacts on WCC operations.

Gardens:

The Community Gardens are in full bloom, with gardeners remaining active throughout the season. Several gardens have held work parties, and new signage has been installed alongside refreshed and new garden resources inside the sheds/bulletin boards.

NCAP:



The UBC/UNA NCAP Work Learn application has been approved, and the job posting was active in August. Applications are closed, interviews took place in August with UBC Campus + Community Planning, and we have selected a candidate.

Other:

The Bike Kitchen joined us in mid-August for a free community pop-up event at WCC. Residents were invited to bring their bicycles for complimentary tune-ups provided by Bike Kitchen staff.

All bicycles tagged through the Abandoned Bike Tagging project have now been collected and are being stored for donation to the Bike Kitchen later this month. The Bike Kitchen will use these donations for their bike redistribution programs, such as The Kids Bike Library and Bikes for BIPOC.

FINANCE

Finance Department Report - September 2026

Highlights of Major Activities:

- Annual General Meeting (AGM) Preparation
- Neighbours Fund Financial Statement

Annual General Meeting (AGM) Preparation:

The annual audit was completed in July, and the 2025/26 financial statements have been finalized, signed off, and posted on our website. They will also be included in the presentation for this year's AGM.

I have been working closely with our auditor, Johnson Archer, UBC Finance, and the AGM internal planning committee to coordinate all necessary preparations and ensure the financial information and presentation are ready for this year's AGM.

Neighbours Fund Financial Statement:

The Neighbours Fund Financial Statements for fiscal year 2025/26 have been completed and will be included in the 2026 AGM presentation.

This year, the UNA has introduced a new process whereby the financial statements are reviewed by the UNA prior to being finalized.

Further details of the statements can be found in the Closed Session.



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 be 'Paul Thorkelsson', written over a horizontal line.

Paul Thorkelsson
Chief Administrative Officer



Report Date: September 9, 2026
Meeting Date: September 22, 2026
From: Paul Thorkelsson, Chief Administrative Officer
Subject: 2026-27 UNA Staff Work Plan Fall Update

Background

The 2026-27 UNA Staff Work Plan Fall Update is presented to the Board for information.

Decision Requested

THAT the Board receive for information the 2026-27 UNA Staff Work Plan Fall Update, as circulated.

Discussion

The 2023-24 UNA Staff Work Plan was approved by the Board at the April 28, 2026, meeting. This update highlights progress and the work that has taken place since that time.

Highlights include:

Implementation of recommendations of Governance Review Report underway, including review by the Board and prioritization as directed.

Review and rewriting/updating of policies (as necessary) is ongoing – to September 2026, over 15 policies have been updated, repealed or introduced and the Policy Naming Convention/Classification for the UNA policy framework revised.

Partnering with UBC Municipal Services to evaluate road condition assessment findings, prioritize multi-year capital rehabilitation across the UNA network, and align joint project delivery for shared operational efficiencies and cost savings.

Periodic Executive Committee meetings reinstated, providing direct opportunity to discuss strategic priorities with UBC and Properties Trust. Most recent meetings included – future school site, staff housing opportunities, fire services agreement, parking regulation (all UNA advocacy priorities).

Concluding the work of the public launch of the Tree Inventory Dashboard. Developing a short video that highlights the work and the goals of the project.



Installed communal Toy Boxes across neighborhood parks to encourage resource sharing, active play, and circular reuse among local families.

Inaugural Water Consumption Audit: Collaborating with UBC Campus + Community Planning (C&CP) and UBC Energy & Water Services (EWS) to analyze three-year historical consumption data, identify usage anomalies, and establish targeted areas for operational water conservation.

Water Feature & Public Realm Optimization (UBC SEEDS): Partnering with the UBC SEEDS Sustainability Program to explore applied research studies focused on sustainable water feature design and public realm water efficiency aligned with strategic priorities.

Centralized Resident Service Portal Launch (myuna.ca/help): Implemented a single-window service platform integrating recreation program registration, parking permit administration, and municipal service ticketing to streamline resident requests and improve operational tracking.

Filming and production of the UNA's 25th Anniversary video is underway and is scheduled to launch at the AGM on September 29. Interviews from the UBC President, the UNA Chair and key UBC and UNA staff have already taken place.

Recognizing the growing needs of youth and pre-teens in the community, UNA has expanded accessible programming and increased drop-in opportunities designed to provide safe, welcoming spaces for connection, recreation, and social development.

Implementation of Volunteer Management System technology (VOME) enables residents to register for volunteer opportunities, track participation, receive timely communications and feedback, and stay informed about upcoming events.

Financial Implications

The initiatives contained within the work plan are funded in the 2026-27 approved budget.

Operational Implications

None.

Strategic Objective

The 2026-27 UNA Staff Work Plan moves forward all of the Board's strategic initiatives:

1. Governance
2. Advocacy



3. Environmental Sustainability
4. Creating Connection
5. Organizational Capacity

Attachments

1. 2026-27 UNA Staff Work Plan Fall Update.

Concurrence

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

Respectfully submitted,

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Paul Thorkelsson
Chief Administrative Officer

STRATEGIC PLAN 2026-2028

UNA STAFF WORK PLAN 2026-2027 – Fall 2026 Update

GOVERNANCE	
Strengthen the UNA’s role as the democratic local governing body of the University Neighbourhoods, with the authority, autonomy and scope of responsibilities in place to meet the needs of the diverse and growing community, raise sufficient financial resources, regulate in public spaces, and effectively represent the interests of the Neighbourhoods.	
Goals: Undertake a governance review of the UNA to ensure that the Board of Directors has the structure, policies, procedures, capacity, succession planning and resources required to effectively oversee and guide the organization in its efforts to provide services to, and advocate on behalf of the community. - Finalize a <i>Terms of Reference</i> for a consultant-led governance review and engage a qualified consultant to undertake the review. - Implement recommendations from the review. - Review existing policies for repeal, rewriting, etc. Implement the <i>2024 Neighbours Agreement</i> to optimize the UNA’s enhanced authorities related to the provision of municipal-like services, regulation of specific Neighbourhood matters in <i>section 8.1</i>, advocacy in support of community needs and interests, and representation of the community in discussions with and decisions of the University.	Progress: Undertake a governance review of the UNA to ensure that the Board of Directors has the structure, policies, procedures, capacity, succession planning and resources required to effectively oversee and guide the organization in its efforts to provide services to, and advocate on behalf of the community. - ToR reviewed by GHR Committee and approved by UNA Board – February 2026 - Review Consultant selected from open RFP process – May 2026 - Review completed and recommendations presented to UNA Board – July 2026. - Implementation of recommendations under review by the Board and undertaken as directed - Review and rewriting/updating of policies (as necessary) is ongoing – to September 2026, over 15 policies have been updated, repealed or introduced and the Policy Naming Convention/Classification for the UNA policy framework revised. Implement the <i>2024 Neighbours Agreement</i> to optimize the UNA’s enhanced authorities related to the provision of municipal-like services, regulation of specific Neighbourhood matters in <i>section 8.1</i>, advocacy in

• Develop with UBC a joint understanding of the use of Infrastructure Reserve Funds under the <i>Neighbours Agreement 2024 (NA 2024)</i> • Develop with UBC a long-term plan for infrastructure replacement and repair in the neighbourhoods based on best engineering practices. • Develop with UBC a joint understanding of implementation interpretations for the <i>NA 2024</i> for Board consideration and acceptance. Participate as an advisory board to the UBC Board of Governors and through the UNA-UBC Liaison Committee, in decision-making on matters that affect the University Neighbourhoods today and in the coming years. • Support regular presentations by the UNA to the UBC Board of Governors (BoG), with a focus on the BoG Property Committee, by providing updates regarding the UNA and its strategic and priority interests. Participate, as the University Neighbourhoods' governing body, in discussions involving the University, community, provincial government, and other interested parties on the preferred long-term governance model for the Neighbourhoods. • Continue the support of the established and periodic Executive Committee Meeting with UBC and UBC Properties Trust to discuss and address strategic UNA priorities.	support of community needs and interests, and representation of the community in discussions with and decisions of the University. • Final Report on Road Infrastructure completed and now informs longer term approach to road repairs and replacement projects. • Two UNA priority projects allocated Neighbours Fund reserve funding (Hampton round-about repaving (completed) and Hampton Decorative Concrete Paving Replacement (completed)) from collaborative discussions regarding Reserve Fund use. • Completed initial discussions with UBC on developing Annual Review of Roadway condition. • Ongoing work with UBC to establish joint understanding of implementation of NA2024 and necessary interpretations. • Stormwater Infrastructure Management Plan: Collaborating with UBC C + CP, Energy & Water Services, and Municipal Services to establish a comprehensive, long-term Operations and Maintenance strategy for neighborhood stormwater management assets. • Partnering with UBC Municipal Services to evaluate road condition assessment findings, prioritize multi-year capital rehabilitation across the UNA network, and align joint project delivery for shared operational efficiencies and cost savings. Participate as an advisory board to the UBC Board of Governors and through the UNA-UBC Liaison Committee, in decision-making on matters that affect the University Neighbourhoods today and in the coming years. • Liaison Committee is generally inactive and reserved in the event of need for dispute resolution, focus on UNA presentation to UBC Board of Governors and perioding UBC/PT/UNA Executive Committee meetings.
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	- Annual update to UBC BoG by UNA Chair reinstated and completed for 2026 – highlighting UNA operations and specific advocacy matters Participate, as the University Neighbourhoods’ governing body, in discussions involving the University, community, provincial government, and other interested parties on the preferred long-term governance model for the Neighbourhoods. - Periodic Executive Committee meetings reinstated, providing direct opportunity to discuss strategic priorities with UBC and PT. Most recent meetings included – future school site, staff housing opportunities, fire services agreement, parking regulation (all UNA advocacy priorities) - Continuing discussion and evaluation of parking regulation and opportunities for modernization of the UNA parking regulatory service with UBC C+CP and the Province.
ADVOCACY Enhance the capacity of the UNA to represent the University Neighbourhoods, and to advocate on behalf of the community in discussions with the University of British Columbia and other public bodies whose decisions and services affect the University Neighbourhoods.	
Goals: Create a <i>UNA Advocacy Strategy</i> focused on essential services, including local policing (RCMP), schools and health care, necessary to meet the needs of the community and to facilitate the sustainable growth of the community envisioned by Campus Vision 2050. Develop an advocacy topics master list for consideration by the UNA Board.	Progress: Create a <i>UNA Advocacy Strategy</i> focused on essential services, including local policing (RCMP), schools and health care, necessary to meet the needs of the community and to facilitate the sustainable growth of the community envisioned by Campus Vision 2050. Developing a full Strategy remains a work in progress. Significant action in UNA advocacy has been undertaken this year on an issue-by-issue basis – Neighbours Fund Reserves, Parking Regulation, Staff Housing, UNA pace Requirements for example

- Following acceptance of a considered master list, develop for the UNA a strategy for UNA advocacy on priority matters including communication, social media, and advocacy meeting planning. Advocate to the University and UBC Properties Trust for the provision of additional amenity and programming space to accommodate anticipated population growth and the corresponding increase in facility usage. - Continue ongoing discussions with UBC Campus and Community Planning and UBC Properties Trust to ensure future facility and space requirements of the UNA are considered and included in future planning and development. - Undertake minor renovations in existing facilities to best accommodate staff. - Continue to develop and maintain a shared, equitable partnership that provides equal benefit to all partners through coordinated programming, equitable access, and meaningful community celebrations. Advocate for improvements to, and for the improved maintenance of, active transportation assets, local roads, sidewalks, crosswalks and related infrastructure. - Support the UNA Land Use Advisory Committee in ongoing consideration of these priority areas including the development of clear recommendations to the UNA Board for action and advocacy as necessary. - Optimize and maintain the municipal ticketing system to ensure community and safety-related concerns are addressed with priority and efficiency.	Advocate to the University and UBC Properties Trust for the provision of additional amenity and programming space to accommodate anticipated population growth and the corresponding increase in facility usage. - On going advocacy continues regularly for future UNA amenity space needs. - Preliminary discussion initiated regarding opportunities to rent or lease existing space in the neighbourhoods for additional UAN capacity. - Space for future UNA amenity availability built into Wesbrook Neighbourhood Pan amendment. - Minor UNA administration office renovations included in 2026/27 Budget to provide additional office space for UNA Staff. - South Campus Work Yard Development: Continuing active collaboration with UBC PT and UBC C+C P to finalize functional design, site layout, and operational requirements for the new UNA Work Yard facility. - Community Amenities Planning (Outdoor Fitness & Community Gardens): Initiating strategic discussions at the Board level to guide amenity priorities, with staff delivering comprehensive findings report and actionable work plan in Q2/Q3 2026. - Collaborating UBC PT on site layout planning, programming schedule, acoustic monitoring, and sound measurement protocols for PT events in the Wesbrook Neighbourhood to ensure regulatory compliance and community impact mitigation. Advocate for improvements to, and for the improved maintenance of, active transportation assets, local roads, sidewalks, crosswalks and related infrastructure.
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- Establish a recurring monitoring and maintenance schedule for crosswalks and major school routes to ensure optimal visibility and safety for all community members.

Advocate, in collaboration with the University, UBC Alma Mater Society and others, for transportation and mobility investments, including rapid transit and improved bus service.

- Leverage the UBC Low Carbon Mobility & Research Fund to identify and implement innovative transportation solutions through active Advisory Group participation.

Advocate for early entry to the University's land-use planning process for new and existing neighbourhoods; and for the ability to present at early planning stages well-crafted positions and proposals that reflect the community's needs and interests.

- TBD aligned with UBC planning processes and priorities.

Advocate for alternative modes of transportation (bike, walk and roll) through partnerships (e.g., bike shares, UBC C+CP, HubCycling).

Explore the opportunities and technology solutions for advance data collection of active transportation and pedestrian movement in the UNA neighbourhoods to inform UNA advocacy.

- Pedestrian Safety Infrastructure Improvements: Implemented a new convex safety mirror at Walter Gage Road. As an immediate outcome of LUAC Walk Shop, with review underway for a secondary installation near Panhellenic House.
- Wesbrook Active Transportation & School Route Safety: Advancing pavement marking enhancements across Wesbrook Place in alignment with a joint safety review of primary school corridors conducted with local stakeholder groups.
- Multi-Use Pathway Delivery (U-Hill Secondary to 16th Ave): Finalizing the multi-use pathway connection between University Hill Secondary School and 16th Avenue to improve safe pedestrian and cycling connectivity.

Advocate for early entry to the University's land-use planning process for new and existing neighbourhoods; and for the ability to present at early planning stages well-crafted positions and proposals that reflect the community's needs and interests.

- Participation in the Wesbrook Amendment Plan, with focus of recreation space, pedestrian safety. Advocate for the pedestrian safety and cyclist safety around the Wesbrook Area.
- Wesbrook Ecological Park Early Design: Engaging in the initial design phase to integrate social and recreational community spaces while advocating for maintenance-efficient infrastructure that minimizes long-term operational costs.
- LUAC Committee supported in ongoing engagement with C+CP on land use related projects and concerns in the Neighbourhoods.
- UNA Staff participation in technical working groups providing input into UBC community planning processes.

Advocate for alternative modes of transportation (bike, walk and roll) through partnerships (e.g., bike shares, UBC C+CP, HubCycling).

- Evaluating and procuring automated counting technology—initiating a pilot deployment plan at the community dog park with potential expansion to key crosswalks and corridors—to establish empirical baseline data for pedestrian safety and future infrastructure planning.

ENVIRONMENTAL SUSTAINABILITY

In collaboration with UBC, create opportunities for the organization and the community to reduce the University Neighbourhoods' ecological footprint, take action on climate change, protect the natural environment and position the Neighbourhoods as a leader in environmental sustainability.

Goals: Work with the University on the implementation of the <i>Neighbourhood Climate Action Plan</i> in ways that recognize and optimize the authorities of the UNA under the <i>2024 Neighbours Agreement</i>. • Develop accessible information resources and engagement campaigns to help residents adapt to the effects of climate change, connect with nature, and reduce GHG emissions • Develop online resources for community members to support climate resilience and biodiversity. • Promote provincial and regional residential retrofit initiatives to incentivize carbon footprint reduction across the community. • Strengthen community-led waste reduction by optimizing operations at the Green Depot and expanding the Free Table + Free Toy Box initiative. • Develop strategic partnerships to implement community-based repair programs and workshops, modeled after successful initiatives like the Bike Kitchen. • Foster a circular economy and community connection by supporting local exchange and consignment initiatives, including baby and toddler clothing swaps and yard sales. Advance environmental sustainability in the community through the provision of information resources to residents, and through the planning and delivery of events that celebrate the surrounding natural environment and the community’s connection to it.	Progress: Work with the University on the implementation of the <i>Neighbourhood Climate Action Plan</i> in ways that recognize and optimize the authorities of the UNA under the <i>2024 Neighbours Agreement</i>. • Updated UNA website with a climate emergency preparedness section, including information on different climate emergencies that we experience here, what to do during these emergencies, what the UNA offers during these emergencies, and helpful informational resources. • Concluding the work of the public launch of the Tree Inventory Dashboard, which will help residents be more connected to the trees in the neighbourhoods and directly involved in managing them. Including a short video that highlights the work and the goals of the project. Advance environmental sustainability in the community through the provision of information resources to residents, and through the planning and delivery of events that celebrate the surrounding natural environment and the community’s connection to it. • Circular Economy Initiatives: Delivered community reuse events - including a Yard Sale and Community Swap • Planning underway for a Repair Café during Circular Economy Month to promote local waste reduction. • Installed communal Toy Boxes across neighborhood parks to encourage resource sharing, active play, and circular reuse among local families. • Inclusive Sustainability Engagement: Hosted a sustainability workshop tailored for newcomers with translator interpretation to ensure accessible environmental education across diverse demographics. • Community Active Transportation & Bike Kitchen Partnerships: Partnered with the Bike Kitchen to provide on-site repair services and deliver free
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• Develop a “Community Climate Action Day” or “Green Recreation Fair” hosted at a UNA community centre or field. • Continue DIY workshops: home energy saving, bike repair, zero-waste living, balcony/yard gardening, emergency preparedness. • Grow our clothing or sports-gear swap and basic repair corner (mending, bike tune-ups) to connect climate with everyday life. • Enhance community engagement through the development of future tree planting events and research-backed initiatives in collaboration with the UBC Urban Forestry Department. Continue to reduce, where possible, the environmental and climate impacts of the UNA’s own operations. • Provide clearly marked recycling and organics collection across all facilities and events, supported by staff and participant education. • Shift to greener procurement: reduce single-use plastics, choose recycled or low-impact materials, and require energy-efficient equipment in tenders. • Establish a sustainability auditing framework to benchmark current operations and prioritize strategic initiatives that drive measurable progress toward our carbon reduction and waste management targets. Introduce measures aimed at reducing water use in the Neighbourhoods, including in public landscaping. • Establish an annual irrigation audit and enhanced maintenance framework to drive water conservation across all UNA-managed landscapes.	community workshops focused on hands-on bike maintenance and safe commuter cycling. Continue to reduce, where possible, the environmental and climate impacts of the UNA’s own operations. • Event planning emphasizes waste reduction, reuse of materials, responsible procurement, and, where feasible, the elimination of unnecessary single-use products. • Regular collaboration (Recreation, UNA Ops and Sustainability, UBC C+CP and UBC PR) to share resources, coordinate initiatives, and apply best practices across events of all sizes. This collaborative approach supports more sustainable community programming while reducing the environmental footprint of UNA operations • Request for Proposals under development for the UNA's first operational sustainability audit to establish environmental performance benchmarks and deliver a strategic, long-term framework for achieving organizational sustainability targets. Introduce measures aimed at reducing water use in the Neighbourhoods, including in public landscaping. • Inaugural Water Consumption Audit: Collaborating with UBC Campus + Community Planning (C&CP) and UBC Energy & Water Services (EWS) to analyze three-year historical consumption data, identify usage anomalies, and establish targeted areas for operational water conservation. • In response to the Metro Vancouver Stage 3 water restrictions. The UNA modernizing and implementing targeted drip irrigation systems across key public realm corridors to safeguard tree health, optimize water delivery, and enhance drought resilience. • Water Feature & Public Realm Optimization (UBC SEEDS): Partnering with the UBC SEEDS Sustainability Program to explore applied research
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• Explore automated monitoring systems to enhance water-use efficiency and streamline oversight of irrigation at the site level. • Leverage urban forestry partnerships to integrate innovative, water-efficient irrigation systems that support long-term tree health and canopy growth. Continue to ensure that emergency preparedness efforts undertaken by the University and Metro Vancouver recognize the needs of the UNA and community and facilitate the communication of emergency preparedness information and tools directly to residents. • Strengthen community resilience by partnering with UBC Safety and Risk Service to deliver recurring personal emergency preparedness workshops for residents. • Enhance initial response capabilities through collaborative training programs with UBC Safety and Risk Services and UBC Properties Trust onsite operations team.	studies focused on sustainable water feature design and public realm water efficiency aligned with strategic priorities. Continue to ensure that emergency preparedness efforts undertaken by the University and Metro Vancouver recognize the needs of the UNA and community and facilitate the communication of emergency preparedness information and tools directly to residents. • UNA continues to support emergency preparedness efforts that recognize the needs of the community and facilitate clear communication of emergency information, resources, and tools directly to residents. • UNA Recreation is also working with the City of Vancouver and the City of North Vancouver to compare emergency procedures and best practices for recreational facilities- identify practical improvements to facility readiness, response protocols, staff training, and resident communication • Residents Emergency Preparedness Workshops: Partnering with local residential strata councils to deliver the annual personal and household emergency preparedness workshop series. • Collaborating with UBC Safety & Risk Services to launch a dedicated resident emergency readiness web page while providing strategic feedback on translated Personal Preparedness Guidelines to ensure broad community accessibility. • Partnering with the UBC NCAP team and communications staff to establish a centralized Climate Emergency resource webpage. • FIFA World Cup Inter-Agency Emergency Planning: Participating in the multi-agency emergency management working group to coordinate cross-organizational readiness protocols, risk mitigations ahead of FIFA World Cup events.
COMMUNITY BUILDING	

Develop the opportunities, materials and tools to engage residents, irrespective of differences in language, culture and background, in UNA services, UNA decision-making, and efforts to build a strong sense of community.

Goals:

Work to expand resident involvement in community affairs and governance through a variety of measures, including those aimed at increasing UNA membership.

- Use Neighbours Day as a flagship annual event to showcase UNA services, programs, and decision-making opportunities, with clear information on how to become a UNA Society Member.
- Enhance the UNA Welcome Booth at Neighbours Day to include a UNA Society Membership Zone to provide information and onsite sign-ups.
- Integrate engagement tools to gather resident input and to demonstrate the importance of resident participation.
- Highlight cultural diversity through resident led performances, storytelling, and family activities so that neighbours of different languages, cultures, and backgrounds feel represented and encouraged to connect with UNA and each other.

Continue to provide a variety of platforms and tools, including The Campus Resident and technology-based options, to engage residents and facilitate interactions among groups in the community.

- Celebrate the UNA's 25th anniversary with a year-long campaign that showcases the organizations growth and accomplishments throughout its history.

Progress:

Work to expand resident involvement in community affairs and governance through a variety of measures, including those aimed at increasing UNA membership.

- Print materials - UNA Guidebook, Program Guide and the UNA Society Membership brochures - were made available at the UNA Information Booth on Neighbours Day. Residents interested in signing up for a membership were given instructions on how to do it from their UNA Accounts or asked to leave their email and contact information for staff to follow-up.

Continue to provide a variety of platforms and tools, including The Campus Resident and technology-based options, to engage residents and facilitate interactions among groups in the community.

- Implementation of Volunteer Management System technology (VOME) enables residents to register for volunteer opportunities, track participation, receive timely communications and feedback, and stay informed about upcoming events.
- Centralized Resident Service Portal Launch (myuna.ca/help): Implemented a single-window service platform integrating recreation program registration, parking permit administration, and municipal service ticketing to streamline resident requests and improve operational tracking.
- Filming and production of the UNA's 25th Anniversary video is underway and is scheduled to launch at the AGM on September 29. Interviews from

• Improve the design of the UNA website’s by creating new stack templates and troubleshoot its schedules and calendars to reduce bugs and errors. • Acquire video production equipment to produce high quality social media content for various applications across different platforms. • Develop promotional materials to increase the visibility of <i>The Campus Resident</i> newspaper amongst residents and the UBC community. • Build on existing the existing website of <i>The Campus Resident</i> to incorporate new features and enhance the layout of its monthly e-newsletter. Promote and activate, directly and through the actions of others, volunteers in the community who wish to undertake or participate in community-building efforts, local service delivery and other initiatives aimed at strengthening community. • Create a Writers-in-Residence program for <i>The Campus Resident</i> that provides a small stipend for talented local volunteers who contribute to the community newspaper. Continue to create and deliver events that appeal to a variety of resident groups, and that serve to bring community together. • Co-design events with a diverse group of residents so themes, formats, and timing reflect different cultures, ages, abilities, and interests. • Offer a mix of large signature events and smaller, low barrier gatherings (e.g., culture nights, walking groups, inclusive sports or social drop-ins) to appeal to different resident groups.	the UBC President, the UNA Chair and key UBC and UNA staff have already taken place. • The UNA’s website has undergone several upgrades including the Drop-In Calendar (redesigned with a better UI and more organized layout), improvements on filtering for programs on the Programs page, the launch of the UNA Help page (aims to better direct resident concerns to the correct department), and the launch of a new field schedule with live updates. • The Communications Department acquired video production equipment that is already being used to create videos to highlight events and projects. Promote and activate, directly and through the actions of others, volunteers in the community who wish to undertake or participate in community-building efforts, local service delivery and other initiatives aimed at strengthening community. • UNA Recreation promotes and activates volunteer participation by creating accessible opportunities for residents to contribute to community-building initiatives, local service delivery, and community events. Through tools such as the VOME volunteer management system, residents can more easily learn about, register for, and participate in available volunteer opportunities. • UNA also recognizes the important contribution volunteers make to the community in our Events and Recreation Programing. Day-of, and post-event appreciation initiatives—including volunteer lunches, refreshments, and larger-scale appreciation barbecues—help acknowledge volunteer efforts, strengthen relationships, and encourage continued involvement in UNA programs and events. • <i>The Campus Resident’s</i> Writer-in-Residence program was advertised and launched. The Newspaper Editorial Committee reviewed applications and have identified a set of resident writers for the year.
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• Ensure events are accessible and welcoming by providing low cost or free participation, barrier free venues, and staff/volunteers who can support residents in multiple languages. • Use each event to invite ongoing involvement (programs, volunteering, advisory roles, UNA membership) and to gather quick resident input that directly informs future programming and community priorities. Seek engagement and other opportunities, directly and with the University, to advance reconciliation through understanding and action. • Work with the University and Musqueam leadership to establish a regular joint engagement table focused on shared priorities and invite Musqueam guidance on how UNA events and spaces can support reconciliation in action. • Co-develop and host community events, learning circles, or cultural programs led by Musqueam knowledge keepers and youth, ensuring appropriate protocols, honoraria, and space for Musqueam voices at the centre. • Embed Musqueam presence and perspectives in UNA communications and major events (e.g., territorial acknowledgements shaped with Musqueam, opening remarks, art and language visibility, shared storytelling) to deepen everyday understanding among residents. • Identify and support concrete collaboration opportunities (e.g., land stewardship projects, educational initiatives, or youth programs) where UNA staff, residents, the University, and Musqueam members work side-by-side, and report	Continue to create and deliver events that appeal to a variety of resident groups, and that serve to bring community together. • UNA Recreation continues to create and deliver inclusive cultural, recreational, and community events that appeal to a wide range of resident groups and strengthen connections across the neighbourhood. This is supported by regular meetings with local groups, gather feedback, and support the development of programming that reflects the community’s needs and interests. Seek engagement and other opportunities, directly and with the University, to advance reconciliation through understanding and action. • UNA Recreation continues to offer a mix of large signature events and smaller, low-barrier gatherings—including cultural events, walking groups, inclusive sport opportunities, and social drop-ins—to engage a broad range of resident groups. • Recognizing the growing needs of youth and pre-teens in the community, UNA has expanded accessible programming and increased drop-in opportunities designed to provide safe, welcoming spaces for connection, recreation, and social development. • Youth Coordinator role expanded to a full-time position, with scheduled hours that better align with the availability of youth groups, including after-school, evening, and other high-demand periods. This strengthens UNA’s capacity to build relationships with young residents, respond to emerging needs, and provide consistent support and supervision. • UNA Recreation works diligently to secure and allocate funding so that approximately 30% of Recreation programs and events are offered free of charge or at a reduced cost, helping reduce financial barriers to participation. Programs are delivered in accessible, welcoming venues, with consideration given to the diverse needs of UNA residents.
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back annually on progress and next steps.	- Through the continued growth of the Newcomer Program, UNA Recreation has been able to engage volunteers who can communicate in multiple languages. This helps residents feel welcomed, better understand available activities and services, and participate more confidently in community events and programs. - UNA Recreation continues to explore opportunities to strengthen relationships with local Indigenous communities and to support reconciliation through respectful engagement, shared learning, and access to community resources. While progress on this initiative has been limited to date, the department remains committed to identifying meaningful opportunities to work collaboratively with Indigenous partners and the University. - Future engagement will be guided by Indigenous community leadership and appropriate protocols, including consultation with Musqueam representatives and UBC where relevant. - Focus on cultural programming, learning opportunities, acknowledgements, or participation in UNA events that is community-informed, respectful, appropriately compensated, and centred on Indigenous voices.
SERVICE CAPACITY Ensure that the UNA has the people and resources in place to support the Board in its work, take decisive action on the UNA’s strategic priorities, and meet the local service needs of the community.	
Goals: Create a UNA resourcing strategy to identify the staffing, workplace and operational resources needed to provide services to the growing community and to meet the UNA’s	Progress: Create a UNA resourcing strategy to identify the staffing, workplace and operational resources needed to provide services to the growing community and to meet the UNA’s evolving responsibilities under the <i>2024 Neighbours Agreement</i>.

evolving responsibilities under the 2024 Neighbours Agreement. • Develop a multi-year resourcing plan that maps projected population and service growth to required FTEs, operating budgets, office/worksyard space, and technology systems, ensuring the UNA can meet its expanded municipal-like responsibilities sustainably. • Transition the UNA Asset Management Program from development to initial implementation, focusing on proactive maintenance strategies to optimize infrastructure durability. Promote continuity and stability in the organization through staff succession and progression planning initiatives. • Establish a formal succession planning framework that identifies critical roles, maps potential internal successors, and clarifies the skills and experience needed for staff to progress into these positions over time. • Create structured development pathways (e.g., mentoring, acting assignments, cross-training, leadership workshops) so high-potential employees can deliberately build the competencies required for future roles within the UNA. Explore the potential for the UNA to participate in the University’s staff housing program, and in other similar programs aimed at facilitating recruitment and retention. • Continue advocacy on this issue through periodic meetings and discussions between UNA, UBC C+CP and UBC Properties Trust staff. • Continue to support the identification and advocacy on this as a priority issue for the UNA through the periodic Executive	• UNA will continue to evaluate internal staffing, workplace, and operational resources to ensure services keep pace with the needs of the growing community and UNA’s evolving responsibilities under the 2024 Neighbours Agreement. • Forthcoming Recreation and Culture Review (2027-28) will further identify community priorities, service gaps, and the staffing and resource requirements needed to support future programming and operations specific to Recreation. • Reconfigured office layouts at both the Communications Office and Old Barn Community Centre Office to expand workstation capacity, optimize spatial efficiency, and support organizational staffing growth. Promote continuity and stability in the organization through staff succession and progression planning initiatives. • UNA Recreation supports continuity and organizational stability by prioritizing internal development and advancement opportunities. • Support for training opportunities both formal and informal across the organization is ongoing. • UNA continues to build its auxiliary staffing pool in Recreation, providing an accessible entry point for prospective employees to gain experience, develop skills, and become familiar with UNA operations. This creates a stronger internal talent pipeline to support future vacancies, succession planning, and service continuity. Explore the potential for the UNA to participate in the University’s staff housing program, and in other similar programs aimed at facilitating recruitment and retention. • This has been a prioritized advocacy topic with UNA advocacy at the Executive Committee and in correspondence to UBC.
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Committee meetings between the UNA, UBC and UBC Properties Trust. - Support the presentation of this priority issue directly to the UBC Board of Governors. - Develop a short, internal staff housing interest survey (e.g., current housing situation, commute time, rent/mortgage stress level, interest in UBC/other staff housing programs).	Staff continue to raise and discuss this topic with UBC C+CP and UBC PT at regular meetings including discussion of future opportunities based on upcoming UBC community planning.
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Report Date: September 10, 2026
Meeting Date: September 22, 2026
From: Wegland Sit, Operations Manager
Subject: Hampton Place Ash Tree Removal and Replanting Plan 2026

Background

Following the adoption of the Hampton Ash Management Plan, the UNA initiated a targeted treatment program to protect the local ash tree canopy. In June, 49 viable trees successfully received TreeAzin trunk injections. This report outlines the subsequent phase of the management plan: a comprehensive removal and replanting strategy for ash trees that were not suitable for treatment, alongside replacements for trees previously downed in windstorms.

Decision Requested

For information

Discussion

The Hampton Place Vulnerability and Context

Hampton Place currently contains 79 ash trees, comprising roughly 95% of the street trees in the corridor. Following the confirmation of Emerald Ash Borer (EAB) activity within the Metro Vancouver area by the CFIA, this lack of species diversity represents a critical vulnerability.

In late 2025, the City of Vancouver IPM team identified a positive EAB case near W 12th Avenue and Salal Drive. At just 6 km away, Hampton Place is now within the immediate natural dispersal range of the beetle. Without intervention, an infestation would be at risk of near-total loss of the neighborhood's canopy.

To address this imminent threat, the UNA engaged Diamond Head Consulting to develop a long-term EAB Strategy and Treatment Plan, grounded in the data from our 2026 tree inventory. Which was reviewed and approved by the board in a previous meeting.

The strategy shifts the UNA from a reactive to a proactive management model, driven by five core objectives:

1. Canopy Preservation: Protecting the highest-value ash trees to sustain the neighborhood's immediate environmental and aesthetic character.
2. Preventing Sudden Loss: Staggering removals to avoid a simultaneous mass-mortality event and the resulting shock to the local ecosystem.
3. Fiscal Responsibility: Amortizing the costs of treatment, removal, and replanting over a 50-year cycle, eliminating the financial impact of emergency removals.
4. Resilient Urban Forestry: Using replacement planting to transition the corridor into a diverse, climate-resilient canopy immune to single-species threats.
5. Liability Reduction: Removing declining specimens before they pose a hazard to residents or municipal infrastructure.

To execute the mitigation strategy, the consultant grouped the corridor's ash trees into five targeted management tiers based on health and long-term viability.

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

Phase 1: In June, 49 viable trees from Category A – C, successfully received TreeAzin trunk injections.

Phase 2: 2026 Removal and Replanting Scope The immediate priority for 2026 is to fast-track the removal and replacement of approximately 15 trees. This initial phase targets specimens where systemic EAB treatment is either technically unfeasible or fiscally irresponsible, ensuring treatment funds are not wasted on trees with low survival probabilities.

The 2026 replanting scope addresses three specific groups:

- **Non-Retention Trees (Category D):** Specimens identified for immediate removal due to poor baseline health and high infestation risk.
- **Small Trees (Category E):** Young trees lacking the required trunk diameter to safely absorb systemic treatment injections.
- **Storm Recovery:** Gap-filling for trees previously lost during severe windstorms.



Map 1 – Original Hampton 2026 Replanting Plan

Replanting Plan Updates: On-Site Assessment

Following a recent on-site spatial assessment, the Operations team has revised the initial 2026 replanting scope. While the original plan proposed fast-tracking the replacement of undersized trees, field inspections revealed significant environmental constraints and space restrictions in their current locations. Specifically, overcrowded canopies from adjacent mature trees restrict above-ground development, while tight proximity to sidewalks, potential interference with stone wall footings, and private property lines severely limits the soil volume required for healthy root establishment.

Given these above- and below-ground spatial limitations, it is not operationally or fiscally sound to plant new trees in these restricted sites. Instead, the strategy has been adjusted to:

- **Monitor and Defer:** Retain and monitor the undersized tree group, scheduling removals only as individual tree failure occurs.
- **Selective Replanting:** Limit new plantings—including replacements for previously downed trees—exclusively to locations with adequate space to support mature, resilient canopy growth.

Updated 2026 Scope of Work Based on this revised strategy, the immediate replanting plan has been streamlined to the following targeted interventions:

Tree Tag	Description
N0991	Remove existing stump and replant with Maple.
N0965	Add one new adjacent tree (Oak or Maple).
N0910	Replace tree and conduct irrigation connection review.
N0918	Replace with Maple.
N0920	Remove tree without immediate replacement.
N0907	Replace tree and conduct irrigation connection review.
N0931	Replace with Maple.
NA03	Add one new Maple in vicinity.
West Roundabout	Plant one new Oak in the center island.

Table 2 – Updated Hampton 2026 Replanting Plan



Map 2 – Updated Hampton 2026 Replanting Plan

Replacement Species Selection

The UNA Operations Department developed the proposed Hampton Replanting Plan in consultation with the UBC Landscape Architect. The strategy is designed to integrate seamlessly with the UBC Development Handbook and campus canopy percentage targets in Campus Vision 2050.

Recognizing Urban Constraints & Climate Adaptation - Hampton Place presents typical urban environmental constraints, specifically limited soil volume and extensive impermeable surfaces. Due to these physical limitations and future climate projections, relying on a strictly native planting palette is not viable for long-term survival.

Instead, the core objective is to implement an adaptive, resilient canopy strategy. This approach ensures long-term environmental stability for the neighborhood and will serve as the foundation for the project's long-term community engagement plan.

Proposed Planting Palette -The drafted selection balances aesthetic value with infrastructure protection and climate resilience, utilizing Freeman Maple for seasonal boulevard color and foundational species, resilient legacy oaks for open suitable areas, and Serbian Spruce for the contrast.

Species Name	Mature Height	Mature Spread	Strategic Characteristics
Freeman Maple	15 – 18 m	10 – 12 m	Provides prominent seasonal color along boulevards.
Serbian Spruce	15 – 18 m	4.5 – 6 m	Tall, slender evergreen providing vertical contrast in roundabouts.
Holly Oak	20 – 25 m	9 – 18 m	Evergreen broadleaf legacy species; dense canopy provides year-round shelter; deep roots protect infrastructure.

Table 1 – Proposed Replacement Species

Initial Community Engagement & Communication Rollout

To ensure transparency and keep the Hampton community informed, the UNA will execute a structured, multi-channel communications strategy for the 2026 replanting phase.

- **Dedicated Web Portal:** Launching a targeted landing page on myuna.ca detailing the project rationale, species selection, and specific replacement locations.
 - [Hampton Replanting Landing Page](#)
- **Targeted Strata Outreach:** Proactive, direct communication with affected strata councils regarding the operational schedule and localized impacts. Additionally, the Operations Department will coordinate a Public Open House in the Wesbrook Community Centre Lounge Area.
- **On-Site Signage:** Deploying temporary lawn signs featuring QR codes at active planting sites to drive public awareness and direct residents to the digital portal.

Legacy Irrigation Infrastructure & Upgrades

During site preparation for the replanting, the Operations Department identified significant gaps in Hampton Place’s original irrigation infrastructure. Several boulevard areas, particularly east of the Hampton East Roundabout, were never connected to a public municipal /irrigation water line.

While the rationale behind this original design decision remains unclear, this lack of infrastructure resulted in a patchwork arrangement where public boulevards relied on adjacent private water supplies. To ensure consistent grounds management, establish



clear maintenance boundaries, and avoid reliance on private utilities, the UNA has been systematically discontinuing these localized arrangements over the past few years.

Phased Irrigation Installation Strategy

To support the new plantings and establish a sustainable, long-term maintenance standard, the UNA is adopting a phased approach to install dedicated public irrigation lines across all unserviced boulevard areas.

While laying new underground lines carries higher upfront capital costs—requiring the selective removal and subsequent restoration of intersecting sidewalks and driveways—this infrastructure upgrade is a critical investment. Providing a reliable, UNA-managed water supply is essential to protect the replanting budget and ensure the successful root establishment of the new Hampton canopy.

Financial Implications

The Hampton Place Replanting program is allocated \$10,000 under the UNA Tree Management expense line for Fiscal Year 2026/27. Based on current quotes and the updated scope of work, the Operations Department expects the site preparation and tree procurement to be fully covered during the immediate 2026 replanting phase.

Regarding the irrigation work, which was not included in the original scope of the replanting project, the provided cost is only an estimate. This will vary by location based on the requirements for hardscape removal and final irrigation system reinstatements.

Total expenditures are divided among the following primary categories:

Category	Description	Estimated Cost
Sapling Procurement	New tree procurement (plus delivery)	\$400 – \$500 per tree
Site Preparation	Tree or stump removal	\$500 per location
	Soil preparation and new tree installation	\$500 per location
Irrigation Reinstatement	Work outside original budget plan	\$2,500 per location

Table 2 – Hampton 2026 Replanting Project Cost Estimate

Operational Implications:

The UNA Operations Department will execute the replanting in collaboration with Passive Earth, piloting their Tree Guardian establishment system and soil moisture monitoring technology.

Passive Earth's slow-release hydration system delivers water directly to the root zone over a 9-day cycle. This allows the UNA to operate a highly efficient 9-day watering schedule, replacing the labor-intensive, twice-weekly filling recommended for standard watering bags. During the City of Kelowna's 2026 pilot, trees utilizing this system maintained full canopy through a 64-day dry spell at 38°C, whereas control trees on standard weekly watering schedules exhibited drought stress. By maintaining consistent root-zone moisture, this system protects our asset investment during the critical establishment phase—providing a vital hydration solution while long-term irrigation reinstatements are evaluated.

This collaboration and research delivers four key operational benefits:

- **Asset Protection:** Maximizes the survival rate of newly planted trees, ensuring the responsible use of tree management and replanting funds.
- **Enhanced Tree Health:** Delivers targeted, deep-root hydration verified by real-time soil moisture data.
- **A Measured Watering Standard:** Sensors will record the precise watering volume required to keep the root zone within the target moisture band for both Passive Earth products and conventional bags. This climate-specific data will provide the UNA with an evidence-based watering schedule for future plantings.
- **Scalable Technology:** Provides the Operations Department with hands-on experience in remote moisture sensing, serving as a foundational pilot for the potential rollout of smart-irrigation technology across key UNA public realm areas.

With 30–40% of newly planted urban trees lost prior to establishment, and hotter, drier summers exacerbating this strain, the study will also generate valuable establishment data sought by other municipalities, positioning the UNA as an early contributor to regional urban forestry resilience.



Strategic Objective

Environmental Sustainability

Attachments

1. [Updated 2026 Hampton tree replanting plan map](#)
2. [Original 2026 Hampton tree replanting plan map](#)

Concurrence

1. Gal Kaufman, Operations and Facilities Specialist
2. Sylvia Krawus, Sustainability Specialist

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Wegland Sit', written over a horizontal line.

Wegland Sit

Operations Manager

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

Paul Thorkelsson

Chief Administrative Officer

UNA_tree_points_H

mortality

- down
- poor
- stump
- too small
- <all other values>



Soft Landscape

Type

- Under development
- Community Garden
- Parks and fields
- Greenways, boulevards and roundabouts
- Manicured planting bed
- Naturalized planting bed
- Natural Areas
- down
- poor
- stump
- too small
- <all other values>





Report Date: September 8, 2026
Meeting Date: September 22, 2026
From: Wegland Sit, Operations Manager
Subject: Axis Playground Removal and Replacement

Background

The Axis Playground was originally constructed in 2012 as part of the Axis residential development, featuring play structures built primarily from reclaimed timber.

Following observations by the municipal team of significant structural deterioration, the Operations team engaged a certified playground safety consultant to conduct a comprehensive on-site assessment. The assessment determined that the structures were in poor condition, its design and the current condition no longer compliant with current safety standards.

Due to safety concerns, the playground equipment was decommissioned and removed in August 2026. This report provides a summary of the assessment findings, outlines the removal process, and details the recommended next steps and timeline for replacement.

Decision Requested

For information

Discussion

History of the Playground

The Axis Playground was constructed in 2012 in conjunction with the development of the Axis building. Designed with a natural play aesthetic, it featured reclaimed timber climbing apparatus and a larger wood play structure set upon a raised platform beneath the main climbing feature. Over its lifespan, the playground has served as a recreational amenity, heavily utilized by families residing in Chancellor Place and the adjacent St. Andrew's Residence.

Site Location & Operational Context

The playground is situated at the west end of the Chancellor Place neighbourhood, directly behind St. Andrew's Hall and residence.

Key site and jurisdictional considerations include:

- The play area sits directly on top of an underground parking garage slab, presenting weight-bearing and depth constraints for anchoring equipment and subsurface safety surfacing.
- The playground footprint and the adjacent open lawn area fall entirely under UNA operational and maintenance jurisdiction.
- While the park serves families across the surrounding area, St. Andrew's Residence is situated on institutional land outside the UNA boundary and does not contribute to UNA operational funding or capital reserves.



Photo 1 - Site photo

Recent Assessment & Equipment Removal

During a routine municipal inspection, staff identified noticeable deterioration across the play structures, raising immediate safety concerns. In response, the UNA promptly closed the playground to prevent public access and retained Habitat Systems to conduct a comprehensive on-site safety audit against current Canadian Standards Association playground safety standards.

The inspection confirmed structural degradation, rot, and extensive surface wear, concluding that the equipment and overall design failed current safety codes and posed unacceptable risks for continued operation. Because the play structure was a custom design built with reclaimed timber, sourcing certified replacement components or carrying out compliant structural repairs was neither feasible nor cost-effective.

Given the safety hazards and the impracticality to repair, the UNA decommissioned and dismantled the playground in August 2026.

Next Steps & Procurement Considerations

Community Engagement Strategy

The Operations team is initiating a cross-departmental public consultation effort with Communications, Sustainability, and Recreation to develop an engagement plan for the playground replacement.

- **Target Audience:** The primary outreach will focus on Chancellor Place residents, while welcoming input from surrounding community stakeholders, including families from the nearby St. Andrew's Residence.
- **Engagement Scope:** A community survey will launch in Fall 2026 to collect feedback regarding preferred play features, target age demographics, programming opportunities, and other considerations.
- **Main Objective:** Design a durable, universally accessible, and inclusive play space that reflects the recreation needs of Chancellor Place while accommodating broader neighbourhood use.

Procurement & Market Considerations

Ongoing cross-border trade disputes and tariffs between Canada and the United States introduce potential cost and supply chain uncertainties:

- **Supply Chain Dependency:** Most commercial playground equipment and raw materials are manufactured in or sourced from the United States.
- **Cost Impacts:** While manufacturers, local distributors, and purchasers are expected to absorb portions of these tariff increases, the total landed equipment cost is expected to rise.
- **Budget Monitoring:** Because trade dynamics and final price impacts are still evolving, staff will monitor pricing closely, explore Canadian manufacturing alternatives during the Request for Proposals (RFP) process, and integrate appropriate contingencies into the forthcoming budget request.

FINANCIAL IMPLICATIONS

Primary Funding Source: The full replacement of the Axis Playground is expected to be funded through the Infrastructure Replacement Reserve.

Alternative Funding Options: As noted in the previous outdoor equipment report from June 2026, there are other viable funding avenues available to cover the costs of this project should the primary reserve be reallocated. These include:

- Board Initiative Funding: ~\$190,000
- Community Works Fund: ~\$1.2 million
- UNA Operations Surplus: ~\$700,000
- UNA Internal Capital Reserve: ~\$1.6 million

Cost Discovery: Operations staff are currently soliciting preliminary quotes from multiple suppliers to establish budget parameters across various price points.

Cost Variables: The final required budget will be heavily influenced by two primary factors:

1. Community Engagement Outcomes: The final design, size, and selected features resulting from public consultation.
2. Trade Dynamics: The ongoing trade dispute and associated tariffs between Canada and the United States, which may significantly impact the landed cost of materials and equipment.

OPERATIONAL IMPLICATIONS

Community Engagement Planning

An immediate operational priority is the development and execution of a comprehensive public engagement strategy. Operations will coordinate with Communications and Recreation to launch an online survey and host a potential open house. Following this phase, staff will summarize the community feedback and present a finalized design recommendation to the Board for approval.

Project Management

The UNA Operations department will serve as the lead for project administration and coordination, including the preparation and submission of all necessary development permit applications.

Timeline Alignment

Given the complexity of the design, consultation, permitting, and procurement phases, staff anticipate that the project will be ready for construction and public release by late Summer 2027.

Strategic Objective

Service Capacity

Attachments

1. [Playground Assessment Memo](#)

Concurrence

1. Gal Kaufman, Facilities and Operations Specialist
2. Athena Koon, Finance Manager

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Wegland Sit', written in a cursive style.

Wegland Sit

Operations Manager

A handwritten signature in black ink, appearing to read 'Paul Thorkelsson', written in a cursive style.

Paul Thorkelsson
Chief Administrative Officer

July 22, 2026

To whom it may concern,

It is our professional opinion that the playground located at 6040 Iona Drive, Vancouver, BC V6T 2E8 should be replaced.

Based on our assessment, the playground was not designed to, and does not conform to current CSA playground safety standards.

In addition, the equipment exhibits significant age-related deterioration and wear. The overall condition of the structure raises concerns regarding user safety, structural integrity, and its long-term serviceability.

Should you have any questions or require additional information, please do not hesitate to contact us.

Best regards,



Brian Kerr
Project Manager
bkerr@habitat-systems.com
Habitat Systems Incorporated



Report Date: September 9, 2026
Meeting Date: September 22, 2026
From: Lauren Thomson, Corporate Services Specialist
Subject: 2027 UNA Board Meeting Schedule

Background

The 2027 UNA Board Meeting Schedule is attached for information.

Decision Requested

For information.

Discussion

The UNA Bylaws require that the Board meet at least 6 times each calendar year.

The Board Rules of Procedure note that the Chair must determine the dates, times, and location of the regular Board meetings. It also notes that the Chief Administrative Officer, or their delegate, must prepare, in consultation with the Chair, a schedule of the dates, time, and locations of the regular Board meetings for the year and must post the schedule of regular Board meetings on the UNA's website.

The attached schedule includes one scheduled meeting per month, for every month except August. The meetings will generally take place on the fourth Tuesday of every month, starting at 5:30 pm.

Meetings will typically take place in the Social Room at the Wesbrook Community Centre; however, the schedule notes that at the discretion of the Chair, the meeting format may change to be a partially electronic or fully electronic meeting, in which case the meeting notice will provide information regarding the communications medium.

Package delivery will be one week before the meeting date, except in rare circumstances where approvals from externals, committees, or closures prevent staff from delivering on schedule.

Financial Implications

None.

Operational Implications



None.

Strategic Objective

Attachments

1. 2027 UNA Board Meeting Schedule

Concurrence

None.

Respectfully submitted,

Lauren Thomson

Lauren Thomson
Corporate Services Specialist

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

Paul Thorkelsson
Chief Administrative Officer



2027 Regular Meetings of the UNA Board of Directors

January 19, 2027

Tuesday

February 23, 2027

Tuesday

March 23, 2027

Tuesday

April 27, 2027

Tuesday

May 25, 2027

Tuesday

June 22, 2027

Tuesday

July 27, 2027

Tuesday – Tentative – As Needed

August 2027

No meeting

September 28, 2027

Tuesday

October 26, 2027

Tuesday

November 23, 2027

Tuesday

December 15, 2027

Tuesday – Tentative – As Needed

Meetings will be held at 5:30 p.m. in-person at the Wesbrook Community Centre.
At the discretion of the Chair, the meeting format may change to be a partially electronic
or fully electronic meeting, in which case the meeting notice will provide
information regarding the communications medium.