

THE CAMPUS RESIDENT

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GOVERNANCE ON UNIVERSITY NEIGHBOURHOODS

Only Elected Directors Will Sit on UNA Board if Pro-Democracy Move Prevails

Currently, there are three appointed directors (unelected) on UNA Board with five directors elected by residents

John Tompkins
Editor

Directors of the UNA have approved the recommendations of the Bylaw Working Group (WG) that could hasten the arrival of democratic governance in the fast-growing University Neighbourhoods.

Perhaps the most significant recommendation of the report – submitted by the UNA Chair and Chair of the Bylaw Working Group Terry Mullen – was to amend composition of the UNA Board so that the Board consists solely of elected directors.

Currently, the UNA Board of eight direc-

tors consists of five elected resident directors and three appointed: two directors appointed by UBC and one appointed by the Alma Mater Society.

A year ago, at the 2017 AGM, UNA members soundly defeated a Special Resolution on proposed bylaws because they continued to provide for three appointed (unelected) directors on the Board.

The new UNA Board – formed in November – created a Bylaw Working Group with the mission to address the UNA bylaw issues that have been matters of concern to residents over the past several years.

Recommending a change in the composition of the Board so all directors be UNA

members and be elected by UNA members, the WG stated the following rationale:

“A fundamental aspect of democracy is absent with a mix of appointed and elected directors. The UNA is tasked by the Neighbours Agreement with providing municipal-like services to the residents of the University Neighbourhoods. It is an anomaly for an entity with such a mandate not to be governed by the residents for whom the services are provided.”

UBC resident Bill Holmes, a member of the Bylaw Working Group, said: “The UNA Board’s approval of the Working Group recommendations is a significant milestone. The vote by the UBC-appointed directors in favour of the recommendations

shows that UBC has taken seriously the concerns expressed by residents with having appointed directors on the UNA Board.

“I am confident that UNA members will approve the revised bylaws when they are voted on at a Special General Meeting later this year.

“The UNA Chair, Terry Mullen, deserves a huge credit for moving the process along expeditiously. This may be the first time in the UNA history that a committee or working group was able to achieve so much in just over a week.”

Please see the report that outlines the Bylaw Working Group recommendations on Page 2.



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Step aside, grown-ups — the kids are back in business at this awesome arts festival.

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utown.ubc.ca/kidsrunubc

GOVERNANCE ON UNIVERSITY NEIGHBOURHOODS

UNA

The Working Group (WG) met on January 2 and 9, 2019.

It reviewed the draft bylaws that were put before the 2017 UNA AGM (held in January 2018) but not passed by the members of the UNA (the 2017 Draft Bylaws).

The WG also considered several bylaw amendments that were not included in the 2017 Draft Bylaws, particularly those relating to the composition of the Board of Directors.

In conjunction with the bylaw amendments proposed in this report, the *Neighbours Agreement* will require consequential amendments. That process is part of the mandate of the WG and will be addressed by the WG following the review of this Report by the Board and in accordance with any further directions from the Board.

This report outlines the recommendations of the WG as of the conclusion of its meeting on January 9, 2019.

BOARD COMPOSITION

1. All directors to be UNA members and to be elected by UNA members.

Rationale:

The current bylaws provide for one director to be appointed by the AMS, and two directors to be appointed by UBC. The proposal is to remove all appointed directors.

A fundamental aspect of democracy is absent with a mix of appointed and elected directors. The UNA is tasked by the *Neighbours Agreement* with providing municipal-like services to the residents of the University Neighbourhoods. It is an anomaly for an entity with such a mandate not to be governed by the residents for whom the services are provided.

Comment:

The WG recommends that UBC-appointed directors transition from their current role as voting directors to "observers" (see UBC Observers section, below) to take effect upon the filing of the operative bylaws. To achieve this, in addition to amendments to the bylaws, it will be necessary to make substantive amendments to the *Neighbours Agreement*, a process that requires the agreement of both the UNA and UBC.

The WG further recommends that, with the AMS director ceasing to be a member of the Board, the UNA create a formal channel of communication with the AMS to facilitate the discussion of mutual interests.

2. Increase the number of directors to 6 provided that the Board may increase the number to 7 and provided further that, once increased to 7, the Board may not subsequently reduce that number

Rationale:

The current number of directors is 8. With the AMS and UBC representatives no longer being directors, there is a need to increase the number of directors while at the same time recognizing that the total number of directors should be determined in relation to the demands on the Board. The WG decided that a reasonable number is 6 or 7.

3. Remove the provision limiting the number of directors from any neighbourhood to 3.

Rationale:

There is no indication that such a limit is needed to deal with differences between neighbourhoods. All directors owe a fiduciary duty to the UNA as a whole and are elected on that basis.

UBC OBSERVERS

1. UBC will have the right to appoint two representatives, to be called "observers", to attend Board meetings, including closed and in camera meetings.

2. The Board may, by resolution, exclude the observers from attending any portion of a closed or in camera meeting that involves consideration of a matter for which UBC may be adverse in interest to the UNA.

Comment:

Whether a simple majority resolution will suffice for this purpose or whether the resolution must be approved by 2/3 of the directors present at the meeting remains to be determined.

3. The UNA will provide the observers with notices of all board meetings and with all documents prepared for board meetings, other than documents relating to any matter for which it can reasonably be anticipated that the observers will not be permitted to be present when the matter is considered.

4. The observers will have the right to participate in board discussions, except any discussion for which the meeting chair decides otherwise.

Rationale:

It is recognized that the UBC appointed directors bring essential expertise (currently in planning and finance) to the Board and provide the UNA with the perspective of UBC on issues of mutual importance. The recommendation is to retain access by the Board to that expertise and perspective but to acknowledge that the right to vote is not required to maintain and foster the mutually supportive relationship between the UNA and UBC.

Comment:

UBC is of the view that not having voting directors on the board increases its risk. Therefore, it will require modifications to the *Neighbours Agreement* to balance the perceived increased risk. The WG has discussed these modifications with UBC on a preliminary basis. The modifications will include, in particular, safeguards for UBC relating to the UNA budget and UNA expenditures, since UBC has ultimate responsibility for the application of the Neighbourhood Levy.

TERM OF OFFICE OF DIRECTORS

Increase the length of a term from 2 years to 3 years and reduce the maximum number of consecutive terms from 3 to 2.

Rationale:

In municipal government, terms are 4 years. A 2-year term is rather short.

A 3-year term provides one more year for directors to optimize their effectiveness.

Comment:

To implement the change of term, the WG will draft specific bylaws to deal with a transition period. These transition bylaws will include:

- That directors elected in November 2018 will have their term extended by one year.
- That directors elected in 2019 will serve a term of 2 years.
- That directors elected for the first time in 2019 and are re-elected in 2021 may run for re-election in 2024 to serve a third term of 3 years.

ADDITIONAL TERM TO FILL VACANCIES

In the event there are too few candidates running for the office of director to fill all the vacancies in any election year, incumbent directors who have served the maximum number of terms may stand for re-election.

Rationale:

The WG is of the view that it is better that an incumbent director serve an additional term in office than that the Board be left to operate with a reduced number of directors.

TIMING OF AGM AND ELECTIONS

1. The AGM shall be held within 6 months of the UNA's year end, that is, not later than September 30, on a date to be determined by the Board.

2. Subject to the transitions provisions, elections for all 6 (or 7 – see above) directors shall be held every 3 years commencing 2021 and shall be concluded no later than November 30 of the election year.

3. The election in an election year shall be held after the AGM in that year and shall be concluded no later than November 30 of that year.

4. The terms of the elected directors will begin at the beginning of the first Board meeting following the election.

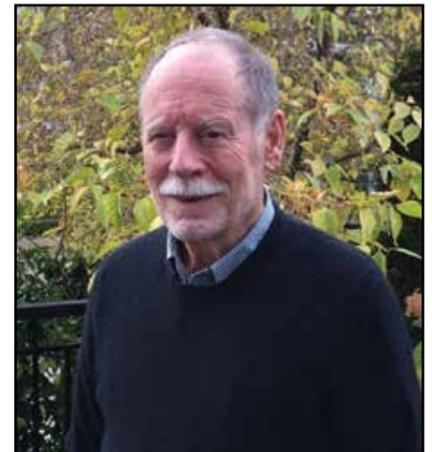
Rationale:

The Societies Act requires that financial statements presented to an AGM be for a period that ends not more than 6 months prior to the date of the AGM. The year end of the UNA is March 31. Accordingly, for practical purposes (to avoid the time and expense needed to prepare financial statements in addition to those prepared in connection with the year end), the UNA AGM should be held no later than September 30. The summer is not a good time to hold AGMs as many members of the UNA are away.

By separating the AGM and holding elections in either October or November every three years, the process is more cost-effective and gives residents the opportunity to vote for a slate of candidates.

QUORUM FOR BOARD MEETING

The quorum to transact business at a Board meeting shall be a majority of directors then in office.



Terry Mullen

Rationale:

The current bylaws permit the directors to determine the quorum to transact business at a Board meeting and provide that if they do not do so, the quorum is a majority of the directors then in office. The WG is of the view that the Board should not have any discretion to set the quorum.

MEMBERSHIP IN THE UNA

The WG is of the view that the current requirements for being a member of the UNA – namely that the person be a minimum of 18 years of age and a resident of a University Neighbourhood – are appropriate. However, the WG is also of the view that the UNA has an obligation to more effectively communicate to residents how one becomes a UNA member and the rights that are thereby acquired.

DIRECTOR STIPEND

The WG is of the view that bylaw 6.13 of the 2017 Draft Bylaws is appropriate. The UNA Finance Manager will be instructed to review the COLA formula to determine whether it can be more specific.

SECONDING MOTIONS

1. Amend the first clause of s. 4.11 of the 2017 Draft Bylaws to require that a resolution proposed at a general meeting must be seconded.

2. In s. 7.5 of the 2017 Draft Bylaws, delete the reference to seconding motions.

EXPULSION OF MEMBERS

Remove bylaw 2.6 of the 2017 Draft Bylaws.

Rationale:

Expulsion of a member would terminate the member's right to vote in UNA elections. That would be harsh and undemocratic.

DISSOLUTION OF UNA

The WG is of the view that bylaw 15.2 of the 2017 Draft Bylaws is appropriate. That bylaw provides for the disposition of the UNA's assets if the UNA ceases to exist.

ELECTION OF DIRECTORS

This WG is of the view that Section 5.0 of the 2017 Draft Bylaws is appropriate.

Respectfully submitted
Terry Mullen, Chair

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New Study Looks at Sense of Community in UBC Neighbourhoods

Eric Douglas

Acadia Park resident and PhD Candidate in UBC School of Community and Regional Planning

What makes some neighbourhoods great and some just places to pass through to get home? A new study at UBC is trying to find out.

The *Sense of Community* study (see greatneighbourhood.ca), sponsored by UBC School of Community and Regional Planning, looks at residents' sense of community in high-density neighbourhoods. Previous studies have shown that high-density environments often create social stresses that may hamper residents' sense of community, but no published studies have looked at the direct relationship between high density environments and sense of neighbourhood community.

While urban density is a straightforward concept (how many people or dwelling units per area), sense of community can be trickier to define. Generally, sense of

community relates to a person's affinity for a group of people. It implies a sense of belonging to, relating to, and contributing to a group and deriving some benefit from it. For examples, you might feel a sense of community toward people associated with your religion, your work, your sports team... Similarly, you might also think of the people in your neighbourhood as one of your communities.

Developers, architects, and city planners often take a special interest in trying to create neighbourhoods in which residents will feel a sense of community with their neighbours. Despite the challenge of forming a sense of community in a neighbourhood, there are many advantages to doing so.

One advantage is safety. Having friends and acquaintances in the neighbourhood means more friendly eyes on the street. Criminals like anonymity and hate visibility. When neighbours know each other, it is harder for criminals to act with impunity. Also, if there is an emergency, it is good to know that there are people nearby you can feel comfortable going to for help.

A second advantage is convenience. Sometimes, you just need to borrow a cup of sugar or have someone watch your kids for a few minutes. As long as you don't mind a little give and take, having trusted neighbours can mean the difference between a finished pie and a long trip to the grocery store.

Third, there are the social benefits of having friends and acquaintances near your home. Humans are social creatures, so there is an advantage to living in a neighbourhood in which you greet your neighbours and occasionally stop to chat with them. While it's true that some people would just like to be left alone, most people enjoy coming home to a friendly neighbourhood, just as they enjoy coming home to a peaceful house.

Finally, several studies have pointed to the mental and emotional health benefits of having a strong sense of community. While these benefits may accrue from various types of communities, there is an advantage to having this sense of community within our own neighbourhoods. If we can gain mental and emotional benefits from our own neighbourhood community, we're

more likely to do so than if we have to travel far for them.

So, what is so great about having a strong sense of neighbourhood community? It makes our lives safer, easier, friendlier, and healthier. In fact, many would agree that a healthy sense of community is a fundamental part of what makes a neighbourhood great. For those of us who live on campus, this issue is highly relevant as UBC makes plans to develop the Stadium Neighbourhood and, soon after, Acadia East. Unfortunately, there's still a lot we don't know about what kinds of infrastructure – both 'hard' infrastructure (parks, open spaces, community centers, etc.) and 'soft' infrastructure (neighbourhood associations, events, newsletters, etc.) – help strengthen residents' sense of neighbourhood community.

Please go to greatneighbourhood.ca today and take the *Sense of Community* survey. Help us learn how to make both existing neighbourhoods and new neighbourhoods at UBC places where we love to live – great neighbourhoods with a great sense of community!

UTOWN@UBC
UNA



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neighbourhood
small grants

Have a great idea for your community?

UTown@UBC Community Grants support people like you who want to create a more vibrant community at UBC or Musqueam. We provide up to \$1000 for projects that help you connect and engage with one another.

All UBC students, faculty, residents and staff, as well as Musqueam residents are eligible to apply. Applications are online! Deadline to apply is February 10.

utown.ubc.ca/communitygrants



Accessibility to Facilities at Wesbrook Community Centre Is Certified Gold

Accessibility review was conducted at the request of the University Neighbourhoods Association; certification is good for five years

John Tompkins
Editor

The Wesbrook Community Centre, managed by the University Neighbourhoods Association, has received excellent news about the accessibility of its facilities to people with disabilities.

The news comes from the Rick Hansen Foundation (RHF), which undertook a review of facilities at the community centre and certified them of the highest (Gold) standard for accessibility.

The RHF awarded the Wesbrook Community Centre an 81% rating for accessibility – a Gold rating which will remain in place for five years.

In terms of points scored, the community centre received a total of 690 points for accessibility earned out of an available 843 points.

Andrew Clements, UNA Recreation Manager, said the UNA can now apply for

funding of up to \$20,000 from the Rick Hansen Foundation to keep the community centre abreast of changes recommended in the review process.

The Rick Hansen Foundation Accessibility Certification™ (RHFAC) program uses trained professionals to evaluate the meaningful access of commercial, institutional, and multi-unit residential buildings and sites.

The accessibility of space in the Wesbrook Community Centre – located at 3335 Webber Lane in Wesbrook Village at UBC – was evaluated under the RHFAC program using the following eight categories: vehicular access; exterior approach and entrance; interior circulation; interior services and environment; sanitary facilities; way-finding, signage and information; emergency systems; and additional use of spaces.

According to the Rick Hansen Foundation website www.rickhansen.com, “almost 50% of adults in Canada have or have experienced a permanent or temporary physical disability, or live with someone who has. One in seven Canadian adults currently lives with a mobility, vision, or hearing disability. These Canadians struggle every day to grab coffee with a friend or interview for a job because of physical barriers to accessibility. Within the next 20 years,

the number of Canadians with disabilities is expected to grow to more than 9 million – or one in five of us.”

Rick Hansen – the Founder and CEO of the Rick Hansen Foundation – has dedicated his life to raising awareness and removing barriers for people with disabilities. He is best known as the “Man in Motion” for his 40,000 km wheelchair trip around the world – visiting 34 countries in 26 months – to prove the potential of people with disabilities and raise funds for spinal cord injury research.

The Letter of Certification received by the Wesbrook Community Centre states that an RHFAC adjudicator reviewed and approved the rating survey and accompanying evidence provided by an RHFAC professional for the Wesbrook Community Centre.

The RHFAC rating scorecard provides a breakdown of the Wesbrook Community Centre’s current level of meaningful accessibility and helps to identify key areas of



Sign indicates accessible parking at Wesbrook Community Centre.

success and areas that need improvement.

Points earned by the Wesbrook Community Centre in the eight categories of accessibility are listed in the table below.

Wesbrook Community Centre	Points Earned	Points Available
Vehicular Access	49	58
Exterior Approach & Entrance	149	162
Interior Circulation	139	163
Interior Services and Environment	105	122
Sanitary Facilities	82	100
Way-finding, Signage and Information	61	89
Emergency Systems	42	63
Additional Use of Spaces	63	86

A Call for Volunteers: UNA Community Youth Band Invites High School Students to Mentor Peers in Music

Judy Hyojoo Rhee
Student Conductor at the UNA Youth Band

The UNA Youth Band was founded in December 2011 by a group of high school students and their parents to provide youth the opportunity to express themselves musically in a safe and supportive environment.

Though we were met with challenges from time to time, Youth Band has continued to pursue its primary mission: fostering an appreciation of music, personal development, community involvement and building connections among youth and within our community.

Until last year, Youth Band was comprised mostly of students in high school (Grades 9 to 12) whose musical abilities ranged from intermediate to advanced. This changed with the start of the new school year in 2018, when Norma Rose Point School band program closed and its middle school students – hardworking and motivated – joined the UNA Youth Band.

Currently, senior students at the Youth Band are helping middle school students improve their musical skills. Yet, as of now, there are simply not enough older

students who can be matched with younger students, and the majority of senior students will graduate this June and leave the program. As such, we would like to invite musicians in Grades 9 to 11 from the community to join the Youth Band and peer tutor younger students.

The UNA Youth Band’s rehearsals take place every Sunday from 4:30pm to 6:30pm at the Old Barn Community Centre. The band is comprised of about 20 students aged from 12 to 17 years. Our

members play a variety of instruments, including woodwind, brass, strings, percussion and more.

The band has performed at the annual Old Barn Raising, the UNA Christmas Concert, and during BC Youth Week, as well as at local senior centres and other events. We participate in 8 to 10 performances per year in a number of venues. With regards to performances, volunteer hours are given to members in the form of a UNA Certificate.

You can also find our recent news, articles and photos at our website: <https://www.unayouthband.org>.

If you are a high school student experienced in playing music (especially those who play brass and woodwind instruments), who enjoys teaching others and taking on leadership roles, please contact us at info@youthband.org.

We look forward to meeting you!



Members of The UNA Community Youth Band. Photo credit Jin Hee Lee.

LETTER FROM UBC PRESIDENT

UBC Emeritus College Is the First of Its Kind in Canada

I always feel energized and hopeful at the start of the New Year.

The days are getting perceptibly longer. Students, faculty and staff are back on campus, with renewed energy and enthusiasm, prepared once more to, in the words of the UBC Strategic Plan, “pursue excellence in research, learning and engagement to foster global citizenship and advance a sustainable and just society across British Columbia, Canada and the world.”

But it’s not only current students, faculty and staff who are working towards these goals. UBC Emeriti faculty – retired faculty members who have been granted emeritus status by the University Senate – are also active in teaching, research and mentorship.

Their continued involvement with the university is an example to everybody at UBC. They contribute by continuing to teach and do research, and through other ways as

well. They give much to the university – through their experience, through serving on committees, donations to the UBC and more.

They recognize that retirement from daily university life does not necessarily mean withdrawing from UBC. Rather, it should be regarded as an opportunity for emeriti to flourish intellectually and socially, and to enjoy the many benefits a university has to offer.

The UBC Association of Professors Emeriti is the oldest association of its kind in Canada, and has demonstrated a 30-year commitment to encouraging and facilitating the involvement of emeriti in the university. In recognition of the work of UBC Emeriti, UBC and its Association of Professors Emeriti have just created an Emeritus College at the University of British Columbia – the first in Canada – that will sustain and deepen that commitment. Officially, UBC Association of Professors Emeriti has been transformed into the UBC Emeritus College (you can find out more at the College website: emeriti.ubc.ca). The university has agreed to cover the College’s basic operating expenses and has already dedicated a new space being planned in the heart of UBC Vancouver campus to become the College’s new home.

The Emeritus College at UBC will support UBC Emeriti to continue their contributions to the academic mission of the university. It will also ensure Emeriti remain an integral part of the UBC community, with links to their academic departments and faculties that are mutually beneficial. In addition, the culture and environment of the College provide a natural growth opportunity for interdisciplinary projects. In the College, Emeriti will form and strengthen intellectual, social, and community volunteer networks.

As Emeriti College Principal-Elect Donald Fisher notes on the emeriti.ubc.ca website, the College has a number of overlapping aims.

- Create a community of scholarship and



Professor Santa J. Ono.
Photo credit Paul Joseph, UBC.

camaraderie for retired UBC Faculty, Librarians, and Administrators and to provide support for their continued intellectual growth, scholarly output, and involvement in both university-based and community-support activity.

- Create a welcoming social and intellectual environment for potential retirees, newly retired colleagues and established members.

- Promote social and intellectual interaction and collaboration among retired colleagues from a variety of disciplines by providing programming and opportunities for the exchange of ideas and to foster and promote an environment that supports interdisciplinary inquiry.

- Encourage social and civic engagement by members of the College with the UBC community, members of indigenous communities, and the external community at large.

- Recognize the contributions of Emeriti to UBC, their disciplines, and the local and global community during and following their formal careers.

UBC Emeriti are an under-utilized resource. Many Emeriti contribute to the academic work and reputation of UBC through lecturing and mentoring, research and publishing, and participation in foundational university committees. UBC Emeritus College will significantly strengthen these important bonds and increase UBC research capacity. The College will also provide Emeriti with a supportive retirement pathway to an active UBC community, allowing them to retire when it is right for them while also maintaining their desired level of activity and connection.

I’d like to thank Donald and all the others who helped make the Emeritus College a reality, including Carolyn Gilbert, Dianne Newell, Olav Slaymaker, Richard Spencer, Richard Tees, and Stephen Tredwell.

If you would like to contribute to an endowment to allow for the financial sustainability of the College in perpetuity, please contact John Fleming, Associate Director, UBC Development & Alumni Engagement at 604- 822-8767 or john.fleming@ubc.ca. Gifts will help to create a robust college, encourage UBC Emeriti participation, and further the missions of the College and UBC.

Best wishes

Professor Santa J. Ono
President and Vice-Chancellor



UBC College of Emeritus members at 2018 Emeriti event. Photo credits Paul Joseph, UBC.

UNIVERSITY NEIGHBOURHOODS

2018 YEAR IN REVIEW: TOP STORIES AND EVENTS

JANUARY

At their January 9 Annual General Meeting (AGM), members of the University Neighbourhoods Association vote down a Special Resolution to repeal the current UNA constitution and bylaws and replace them with the set of proposed constitution and bylaws. This is seen by many as campus residents sending UBC a strong message: *We want more democracy in the way our community is run.*

At the AGM and Election on January 9, incumbent Directors Ying Zhou and Laura Cottle were re-elected to the UNA Board for the next two years. The Board elected Ms. Zhou as Chair.

The UNA reinstates monthly publication of The Campus Resident. To manage the cost, the paper will be distributed in print by Canada Post to residents in University Neighbourhoods only and will be available on the UNA website.

UBC is moving forward with Phase 2 of the Stadium Road Neighbourhood development. Targeting affordable housing for the whole university community – faculty, staff and students – is a priority for this neighbourhood that will connect academic campus with Wesbrook Village.

As university residents, we face a deficit of democracy. That is why I am voting No to the bylaw changes. Not because of what is in them, but because of what is not in them. They do not take the small step forward of removing non-residents as voting directors. We must vote No to these amendments as a clear statement that the time for democracy in the University Neighbourhoods is Now.

David Van Blarcom, Hampton Place resident
Speaking at the January 9, 2018 AGM before the vote on the Special Resolution

FEBRUARY

UBC approves the establishment of a UBC–UNA Liaison Committee.

Defeat of the Special Resolution at the January 9 UNA AGM temporarily diminishes the prospect of residents of a new rental building on campus called Central being allowed to join the UNA. Central is the first residential building erected on academic land at UBC; membership will only be possible with updating current UNA bylaws.

MARCH

UNA adopts schedule of open and closed Board meetings. Directors vote unanimously to schedule five meetings per year closed to the public and six open.

The UNA Board endorses the recommendations of Neilson-Welch Consulting Inc. retained by the UNA to undertake *UNA Operations and Staffing Needs Analysis*.

UNA Directors agree to engage the services of Fletcher & Company Municipal Consulting Inc. to conduct a review of the UNA standing committee structure and mandates.

APRIL

In an article in The Campus Resident *How Stadium Neighbourhood May Benefit the UNA Community*, James Ellis, Wesbrook Place resident, writes: “The potential merits of Stadium Neighbourhood should also be discussed, including improved transit, greater pedestrian/cycling safety, recognition of indigenous roots, and availability of affordable housing.”

UBC installs bilingual English–Musqueam street signs designed in partnership with Musqueam First Nation. Signs now stand at 54 locations on UBC campus.

Indian Residential School History and Dialogue Centre opens at UBC. The Centre provides access to records of the Truth and Reconciliation Commission – and other records – for survivors, families and community. At the opening, UBC President Santa J. Ono makes a Statement of Apology for the involvement of UBC in the system that supported operation of the Indian residential schools.

I apologize to all of you who are survivors of the residential schools, to your families and communities, and to all Indigenous people for the role that this university played in perpetuating that system. We apologize for the actions and inaction of our predecessors, and renew our commitment to working with you for a more just and equitable future.

Santa J. Ono, UBC President and Vice Chancellor
From the Statement of Apology at opening of the Indian Residential School History and Dialogue Center on April 9, 2018

The revised bylaws continue to provide for three appointed directors on the UNA Board: two appointed by UBC and one appointed by the AMS (UBC's student society).

This is undemocratic. The UNA is supposed to represent residents. It cannot effectively do so when it has directors who have not been elected by residents and who are appointed to represent particular interests.

The three appointed directors are not accountable to residents.

Bill Holmes, Hampton Place resident
Speaking at the January 9, 2018 AGM before the vote on the Special Resolution



Reconciliation Pole, Hereditary Chief 7idansuu (James Hart), Haida.
Photo credit Hover Collective. UBC and University Neighbourhoods are located on the traditional, ancestral, and unceded territory of the Musqueam people.

MAY

UNA Directors agree to take a phased approach towards amending bylaws with the Phase 1 focused on the issues of the AGM and the Board Election.

UBC–UNA Liaison Committee holds inaugural meeting and discusses – among other things – financial pressures facing the UNA due to the decreased Services Levy (which residents pay annually to UBC in lieu of municipal taxes) and the UNA governance.

Following a staff recommendation, UNA Directors vote to retain Fletcher & Company Municipal Consulting Inc. to help create a Strategic Business Plan.

The Campus Resident runs an article by UNA resident and former UNA Director Charles Menzies titled *UNA: One Step Forward, Ten Steps Back*. In the article, Mr. Menzies writes: “The UNA has failed as a municipal-like body.”

Michael J. Korenberg, Chair of UBC Board of Governors, writes a letter to UNA and entire campus residential community to express the University’s continued commitment to support campus neighbourhoods. “The financial framework for neighbourhood service delivery is a key challenge that the Liaison Committee has resolved to explore in the coming months.”

In sum, we are advocating for a livable community that we recognize will have a higher density than those around it, but that will still be an attractive and human place to live.

We are asking that you seriously consider pressing the “pause” button on planning for the Stadium Road Neighbourhood with the parameters that we understand are currently on the table.

Undersigned, UBC Residents
From May 2018 petition to UBC

UNIVERSITY NEIGHBOURHOODS

2018 YEAR IN REVIEW: TOP STORIES AND EVENTS

JUNE

In a presentation on behalf of the UNA to two committees of the UBC Board of Governors, UNA Chair Ying Zhou described the challenges the UNA is encountering: a rapidly changing residential community, ongoing financial pressures and service delivery issues in a multi-jurisdictional environment. “The UNA is working on strengthening its foundations and working in partnership with UBC to address funding model challenges,” says the UNA Chair.

JULY

Thomas Beyer, Chancellor Place resident and former UNA Director, is appointed Member at Large on UNA–UBC Liaison Committee.

Tom Fletcher, of Fletcher and Company Municipal Consulting Inc., prepares a *Review of UNA Committee Structure* report. The Fletcher report addresses a “democratic deficit” in the UNA, acknowledges that “its mandate is more constrained than that of local government” and proposes to establish a new Advisory Committee structure that engages residents in UNA governance.

Engaging residents in governance of the University Neighbourhoods is especially important in this community, which is being developed on long term lease-hold land governed by the University of British Columbia. The typical political decision making and consultation frameworks that citizens of local government enjoy are not available.

The scope of the UNA’s decision making powers are constrained by its relationship to, and its agreements with UBC, and by Provincial constraints on UBC decision making. For example, the UNA has no decision making authority over property taxation, land use, or transportation.

It is this same structure that constrains the extent to which the residents of the University Neighbourhoods can influence decisions about what happens in their neighbourhoods, when those decisions lie within the mandates of the UBC Board of Governors or the Province.

From 2018 Fletcher report Review of UNA Committee Structure

AUGUST

In an article in *The Campus Resident We Shape Our Buildings and Thereafter They Shape Us*, Terry Mullen, Hawthorn Place resident, writes about Stadium Road Neighbourhood development: “While I am disappointed, there is room for optimism...Alternative ways of creating the relationships and experiences that create a sense of community – a convivial society – are achievable at a reasonable cost.”

UBC President Santa J. Ono writes in *The Campus Resident* about Stadium Road Neighbourhood development and meeting with UBC residents: “Housing affordability is a challenge across the Metro Vancouver region...Stadium Neighbourhood could result in homes for about 3,500 residents... We are also mindful of the need to consult with you, our neighbours.”

In an article in *The Campus Resident UNA Not Taking Steps to Better Governance*, David Van Blarcom, a Hampton Place resident, concludes that “UNA has retreated several steps to join UBC’s resistance to democratic governance for campus residents.”



SEPTEMBER

UNA defers bylaw changes until Spring. Directors approve recommendations of the Bylaw Committee–Phase 1 to consider more substantive changes to the bylaws and, if necessary, to amend constitution.

The UBC Board of Governors receive for information report on *Stadium Road Neighbourhood Plan Options and Phase 3 Consultations* prepared by the Campus and Community Planning.

Five candidates compete for three seats on UNA Board in the upcoming November 1 election.

OCTOBER

Residents who launched May petition to UBC concerning Stadium Road Neighbourhood development, launch a second petition.

Maria Harris, Metro Vancouver Electoral Area A Director and Member of the Mayors’ Council on Regional Transportation, who decided not to put her name forward for re-election on October 20, pens Farewell Message to Electoral Area A residents.

University Endowment Lands resident Justin LeBlanc is elected by acclamation to the office of Director of Metro Vancouver Regional District’s Electoral Area A.

We, the undersigned, respectfully request that:

1. UBC Board of Governors not approve any plan for the Stadium Road Neighbourhood that exceeds limits to density and building heights approved in the 2010 Land Use Plan; and further, that any plan should give substantial priority to affordable housing for Faculty and Staff over luxury condos.

2. The BC Government not approve any change to UBC’s Land Use Plan that increases density in excess of funded plans for schooling and transit, and that does not give substantial priority to affordable housing over luxury condos.

*Undersigned, UBC Residents
From October 2018 petition to UBC*

NOVEMBER

Three new directors – Terry Mullen, Nataliya Jatskevich, and Matthew Delumpa – were elected to the UNA Board at the AGM and Election on November 1.

The Board elected Terry Mullen as Chair, Matthew Delumpa as Treasurer, and Laura Cottle as Secretary.

Michael Korenberg, Chair of UBC Board of Governors, writes in *Open Letter Re: Stadium Road Neighbourhood Plan* how the UBC “will ensure that appropriate time and effort is taken to fully address the interests and concerns heard through the Stadium Neighbourhood planning process.”

DECEMBER

The UNA Board makes two important decisions at the December 4 meeting:

- Approves the UNA Strategic Plan that has four major components: Governance, Financial Sustainability, Operational Capacity, and Community and Stakeholder Relations.
- Creates a Bylaw Working Group–Phase 2 to address the UNA bylaw issues.

In an article in *The Campus Resident Rethink Stadium Road Movement Gains Momentum*, Murray McCutcheon, Hawthorn Place resident, writes about:

- Meeting of residents and UBC faculty with David Eby, Vancouver–Point Grey MLA and Attorney General, and members of UBC Campus and Community Planning to discuss the proposed Stadium Road development.
- Presentation made to the Finance and Property Committee of the UBC Board of Governors.
- More than 1,400 signatures on October petition asking UBC and Province to respect the current Land Use Plan.

The UBC–UNA Neighbourhoods Liaison Committee issues a report on its November 2018 meeting. A number of issues were discussed, including the UNA financial framework, emerging strategic priorities, evolving governance, and communications of this committee moving forward.

Open Letter from Michael Korenberg Chair of UBC Board of Governors

RE: Stadium Neighbourhood Plan

January 3, 2019

Dr. Murray McCutcheon

Dear Murray,

I am writing to respond to the November 16, 2018 letter to me, as well as the recent delegation you made to the Property Committee of the Board of Governors.

In my October 18, 2018 letter on the Stadium Neighbourhood planning process, I described how UBC would take the time to further explore three key areas of community concern: 1) additional opportunities for UBC community housing; 2) community service levels, including schools, child care and retail space such as grocery stores; and, 3) further engagement with Musqueam.

With respect to UBC community housing, we have heard strongly through this and other conversations that UBC must do more to address affordability for the campus community and, more specific to Stadium Neighbourhood, to maximize the rental and restricted rental opportunities. As a result, the Board of Governors has reconvened its Housing Action Plan Working Group to look at the overall issue of affordability and within that, the role that Stadium Neighbourhood can play. Our inaugural meeting took place on December 4, 2018. We had an active discussion and focused on enhanced and new programs to increase faculty home ownership opportunities. We also explored scenarios for Stadium Neighbourhood to dramatically increase rental housing as described below.

The 1.5 million square feet of housing proposed (enabled by additional density and height achieved through proposed amendments to UBC's Land Use Plan) is what allows us to explore more UBC community housing options. Of that amount, approximately one-third of the development must be leasehold housing in order to generate revenue to: 1) respond to the Board of Governors direction to site a new Thunderbird Stadium on a more efficient footprint, resulting in more site area for residential use; 2) fund the servicing and amenities for the new community; and, 3) provide the equity that UBC must invest in rental projects in order to secure external financing. Given that need, combined with the tremendous pressure for more UBC community housing options, the Housing Action Plan Working Group expressed its support for considering up to two thirds of the planned Stadium Neighbourhood as rental housing. This would include below-market rental options for faculty and staff, as well as market rental options for those who work or study at UBC. The full Board of Governors will consider this option when the Stadium Neighbourhood Plan is finalized.

Regarding community service levels, the Stadium Neighbourhood Plan will provide space for a new mid-size grocery store, up to three child-care centres, a network of parks and open space, buildings and public realm designed to enable social interaction, and opportunities for shared use of UBC facilities such as the new Stadium.

We have also worked closely with senior Vancouver School Board (VSB) Facilities

and Education staff to further understand school demand on the Point Grey Peninsula. Two elementary schools and a high school serve UBC's campus. We have shared with them growth projections for UBC and our neighbour, the University Endowment Lands. VSB has shared information on current school enrolment and capacity, projections, and assumptions around school-age children per future household. UBC staff are happy to share these projections with community members through the Stadium Neighbourhood Planning Advisory Committee and other channels.

VSB has told us that of UBC's three schools, Norma Rose Point Elementary is the only one operating near capacity. They also told us that there are a number of tools for relieving this enrolment pressure. After consulting with the campus community, in June 2018 VSB decided to implement the first of these tools by rebalancing campus school grades. Starting in fall 2019, this will shift some enrolment from Norma Rose Point to UHill Elementary and University Hill Secondary. VSB believes this will relieve enrolment pressure at Norma Rose Point Elementary.

VSB is also finalizing its Long Range Facilities Plan in early 2019. The Plan looks at ten-year demand for facilities. Using UBC's growth projections, VSB expects the three UBC-serving schools can accommodate growth – including Stadium Neighbourhood – for at least the next ten years. VSB tells us the Long Range Facilities Plan will designate UBC as an “area to monitor” with respect to a new school. UBC and VSB staff will continue their semi-annual meetings to share information on development and enrolment, and to ensure the VSB projections are accurate. Should it be required in the future, UBC has also reserved a site in Wesbrook Place for a future elementary school. As is typical across the region, UBC would provide the land at no cost. The province and VSB are responsible for planning, building and operating schools, and for deciding when to expand capacity based on need and available funding.

On engagement with Musqueam, as I said in my previous letter, UBC places tremendous value on its relationship with the Musqueam community, reflected through the recently adopted UBC strategic plan (Shaping UBC's Next Century), the development of an Indigenous Strategic Plan, and the creation of the Indigenous Engagement Committee of the Board. As such, we are taking the time to deepen this relationship beyond activities of the current Memorandum of Affiliation with Musqueam as well as the neighbourhood-specific level of engagement that has taken place to date for Stadium Neighbourhood. This includes better defining and strengthening the relationship between Musqueam and UBC as a post-secondary institution, employer and neighbour.

Beyond the further exploration in these three areas, you have also identified other questions regarding the plan's readiness to address a range of supporting infrastructure and services. In parallel with the extensive consultation process, it is important to know that UBC has undertaken a com-

prehensive technical process to develop the Stadium Neighbourhood Plan. In the coming days, staff will publish the technical studies that have been used to support the planning process in the following areas (www.stadiumneighbourhood.ubc.ca):

- Built form (views, shadowing, building height, affordable typologies, stadium integration strategies)
- Open space needs and design
- Livability of higher-density neighbourhoods (sustainability indicators, case studies)
- Transportation network (road capacity and design, parking, demand, transit)
- Natural systems (tree health, biodiversity, rainwater management, solar analysis)
- Whole systems infrastructure (water, rainwater, sanitary sewer, district energy)
- Community amenities and services (retail assessment, schools, child care, community space, operational models)
- UBC community housing demand

Two areas of concern that you have mentioned more specifically are development impacts on the transportation network and Rhododendron Wood. The transportation analysis shows the future neighbourhood will not significantly impact the road network, particularly with higher amounts of UBC affiliated housing as these generate more walk and cycle trips for those who work or attend UBC. However, as Wesbrook Place and the campus as a whole continues to grow, the analysis shows added pressure on the existing 16th Av-

enue roundabouts. UBC is working with TransLink and with the Ministry of Transportation and Infrastructure to mitigate this pressure through a range of design and programming improvements.

With regard to Rhododendron Wood, certified arborist studies have concluded the proposed development will not negatively impact the adjacent Rhododendron Wood or Botanical Gardens. To ensure this, the Stadium Neighbourhood Plan and subsequent design guidelines will be guided by best practices for development adjacent to treed areas, something that is supported by extensive precedents in greater Vancouver and other cities with similar ecological contexts. This will include requirements for specific technical work and mitigation measures – such as appropriate building setbacks – for future development.

In closing, I want to repeat my appreciation on behalf of my colleagues on the Board of Governors for the tremendous level on engagement in the Stadium Neighbourhood Plan process. I also mentioned to you that we would be pleased to invite you to the late January 2019 meeting of the Board of Governors Housing Action Plan Working Group to further discuss your concerns and to ensure that they are being addressed through this planning process.

Yours sincerely,

Michael J. Korenberg
Chair, Board of Governors

PUBLIC INFORMATION SESSION:

Wesbrook Mall Upgrades

Join us to learn about planned improvements for Wesbrook Mall and the first phase of construction underway.

Wesbrook Mall, a main transportation corridor, is being upgraded in phases between 16th Avenue and Chancellor Boulevard.

Learn more in person or online

Online:

For more information please visit planning.ubc.ca/wesbrook-mall

Public Information Session:

January 29, 12pm to 2pm
UBC Life Building, 6138 Student Union Blvd



Questions?

Contact Aviva Savelson, Senior Manager, Public Engagement at aviva.savelson@ubc.ca or 604 822 0273

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