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UNIVERSITY NEIGHBOURHOODS ASSOCIATION ANNUAL GENERAL MEETING

Members Roundly Defeat Special Resolution on Proposed Bylaws

UBC is sent strong message—campus residents want more democracy in the way their community is run

John Tompkins
Editor

Members of the University Neighbourhoods Association voted down a special resolution to repeal the current UNA constitution and bylaws and replace them with the set of proposed constitution and bylaws at their Annual General Meeting (AGM) January 9, and in doing so, they sent a message to UBC: the time has come for more democracy in the way

campus residents are governed.

The special resolution on bylaws—seen by many UNA members as embedding two directors appointed by UBC and one director by the Alma Mater Society permanently on the UNA Board—was defeated with only 23 members in favor and 176 against.

Following the vote, the UNA issued the following statement: “As a result, the existing bylaws remain in force.” The UNA said there will be more information on the bylaws issue once the Board has had an opportunity to discuss it.

Speaking at the AGM at The Old Barn Community Centre before the vote on the special resolution, David Van Blarcom, a resident of Hampton Place and a UNA member, referred to UNA as “a bizarre concoction, incorporated

under the Societies Act as a kind of club to provide recreation services but with some government tasks.”

Mr. Van Blarcom, a Vancouver lawyer, spoke in this critical vein to applause. He urged UNA members to vote No to a special resolution that would, if passed, have—among other things—perpetuated the right of UBC to appoint two directors to the UNA Board and the right of the Alma Mater Society (AMS) to appoint one director to the UNA Board.

The existing UNA bylaws—bylaws 5.4 (b) and 5.4 (c)—allow the appointment of two UBC representatives and one AMS representative to the eight-member UNA Board along with election of five resident directors.

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Ying Zhou, New Board Chair: UNA Communication Strategy is Priority

Ying Zhou, who was re-elected a Director of the UNA at its January 9 election and acclaimed Chair of the UNA Board at a meeting on January 16, would like to see the UNA seek the views of residents in more ways than it does at present.

“This could include allowing additional time at Board meetings for residents to present their views,” Ms. Zhou said in an e-mail interview following an election in which she gained 368 votes, the most of any of six candidates.

“It might also include holding special

meetings when there are contentious or urgent matters on which it is desirable to obtain input from residents.”

Ms. Zhou pointed out that new UNA Executive Director Johanne Blenkin has already taken a step in improving communication with residents by holding meetings with strata council representatives. “I would like to see these meetings include at least some directors as well, so that we can hear first-hand the issues facing each neighbourhood.”

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Ying Zhou

Laura Cottle: UNA Is on Way to Better Accountability and Transparency



Laura Cottle

Laura Cottle, who was re-elected a Director of the UNA at its January 9 election and acclaimed Secretary of the UNA Board at a meeting on January 16, expects to see some kind of reaction from UBC to the outcome of a vote at the UNA Annual General Meeting (AGM).

At the AGM, UNA members voted down a special resolution on proposed UNA bylaws which would have consolidated the presence on UNA Board of two directors appointed by UBC and one appointed by the Alma Mater Society.

“It will be an interesting next few

months as we see how UBC reacts to the outcome of this vote,” Ms. Cottle said in an e-mail following the Board meeting. “It certainly was a lively AGM – nothing like a controversial issue to bring people out!

“I appreciated very much the people who stood up and voiced their opinions (about the special resolution). Considering what we heard from those opinion statements, the outcome of No vote was not unexpected.

LAURA continued on Page 6

UBC Neighbourhoods Taxation Group Grows Stronger in Fire Tax Dispute

John Tompkins
Editor

The fire tax issue continues to smoulder at the University of British Columbia.

Indeed, it has heated up with the outcome of the recent election of directors of the University Neighbourhoods Association.

In the January 9 election, UNA members re-elected incumbent directors Ying Zhou and Laura Cottle, both of whom belong to the UBC Neighbourhoods Taxation Working Group as private citizens.

Then, on January 16 at a Board meeting, UNA directors acclaimed Ms. Zhou, Ms. Cottle and Rose Wei Wang—another UNA director who belongs to the Taxation Working Group as a private citizen—respectively to positions of Chair, Secretary and Treasurer of the UNA.

Ms. Zhou, a resident of Chancellor Place, replaces Hampton Place resident Richard Alexander who was Chair for four successive years, and who will remain on the Board as an elected Director.

Given that the UNA Board has already expressed strong opposition to the fire tax, the opposition of UBC residents to the odious fire tax is widely seen stronger than ever.

The UBC Neighbourhoods Taxation Working Group was founded by Hampton Place resident William (Bill) Holmes, a retired tax lawyer, and Hampton Place resident George Mackie, a UBC professor emeritus, in opposition to the controversial fire protection services tax (\$1 million annually) imposed by the Province on UBC neighbourhoods residents. The five members of The Working Taxation Group claim the fire tax is not only unfair, it is also already accounted for under the Rural Property Tax campus residents have been paying.

The 5-year Contribution Agreement between UBC and the Province, under which residents pay the fire protection services fee with funds from the Services Levy, was approved by UNA directors in September 2016, by vote of five to one. Ms. Zhou took a principled stand and voted No.

Ms. Cottle supported the UNA Board decision to use the Services Levy to pay the fire tax at the time and wrote in a letter to The Campus Resident September 2016 issue that Vote No would be “taking a risk with residents money since we’ve been threatened that a No vote would mean a potentially substantially higher tax bill.”

TAX continued on Page 7

UNA Treasurer: 2016 –17 Deficit Has Been Result of External Factors

“Going forward, it is crucial for the UNA to work closely with UBC.”

There was “an elephant in the room” at the January 9 Annual General Meeting of the University Neighbourhoods Association at the Old Barn Community Centre.

By elephant in the room, Richard Alexander, UNA Chair at the time, referred to the declining UBC Services Levy. The UNA depends on the Services Levy for a large amount of its revenue.

Mr. Alexander recalled that the decline in the Services Levy, which UBC residents pay to the University for the municipal-like services they receive, began several years ago, and unfortunately, he said, it is still in decline – and as a result, the operations of the UNA have been financially impaired.

Following his comments, Mr. Alexander invited Ying Zhou, UNA Treasurer and Chair of the UNA Financial and Audit Committee at the time of the AGM, to explain the 2016–2017 Services Levy while delivering the Treasurer’s Report.

Ms. Zhou said that UNA homeowners pay the same property tax as residents who live in the City of Vancouver. She said the only difference is that the property tax is split into two parts:

• Rural Tax to the Province of BC because UBC residents live on unincorporated land.
• Services Levy to UBC because UBC owns the land.

Under the taxation model for UBC residents, the sum of the Services Levy and the Rural Tax must equal the Property Tax paid in Vancouver on homes of equally assessed value. Ms. Zhou said that neither the UNA nor UBC set up the Services Levy Rate as this is not under their control.

The Services Levy has been declining over the last years due to the significant increase in the assessed single home values in Vancouver which resulted in a decline in the Vancouver property tax rates per \$1,000 of assessed value. This year, the Services Levy – calculated as the difference between the Vancouver Property Tax and the BC Rural Tax – has decreased by 28% significantly reducing the UNA operating budget.

Ms. Zhou reported that – despite declining Services Levy and as the result reduced Neighbourhood Levy – revenue has steadily increased 12%. The revenue was generated from Recreation and Culture Services and other sources such as: newspaper advertising (in The Campus Resident) and external funding for programs. Referring to the Wesbrook Community Centre opened in October 2015, she said that there has been increase in both revenues and expenses.

Ms. Zhou reported that the UNA spent approximately:

• **26% on Engineering and Operations Services**

Landscaping, road gutter sidewalk maintenance, streetlights, emergency preparedness, parking management, bylaw enforcement, etc.

• **31% on General Services**

Cost to run the UNA operations, such as salaries and benefits, Board expenses, election cost, consultants and legal fees, etc.

• **43% on Recreation & Culture Services**

Community Access: Access Card program providing residents access to on campus and off campus facilities, such as Botanical Garden, MOA, Beaty Biodiversity Museum, Vancouver Library, UBC Library, etc.

Community Centre: The Old Barn and Wesbrook Community Centre expenses, such as program instructors, and operation cost of the community centre facility

Community Support: sponsorship for various community projects, such as the UTown@UBC Community Grants, community events, and volunteer related expenses.

In the conclusion, Ms. Zhou said: “Going forward it is crucial for UNA to work closely with UBC.”

Payment Process for Fire Protection Services Delivered to UBC Neighbourhoods

Extracts from September 22, 2016 letter from Philip Steenkamp, Vice-President, External Relations, to Richard Alexander, the UNA Board Chair, show how the fire tax is paid.

Letter obtained under the Freedom of Information Act

Dear Mr. Alexander,

As you know, The Neighbours Agreement 2015 sets out a process whereby, should UBC incur expenses for the benefit of residents, UBC and the University Neighbourhoods Association may agree to pay those costs from the Neighbourhood Levy.

I confirm that, in UBC’s considered view, the Fire Protection Services serve the residents, and the Neighbourhood Levy may be applied to pay the Province for Fire Protection Services delivered to UBC campus residential community.

This letter confirms the UNA agreement with UBC to utilize the Neighbourhood Levy to pay the annual cost of providing Fire Protection Services to UBC campus residential community, as set out in the Contribution Agreement.

Rather than imposing a new or supplementary tax, or increasing the current Rural Property Tax Rate to pay this cost, the Province has requested that UBC enter into a Contribution Agreement to fund a fair, proportionate share of the cost of Fire Protection Services from the Neighbourhood Levy, which is collected from neighbourhood residents and businesses pursuant to their lease and administered in accordance with the Neighbours Agreement 2015.

The UNA Board of Directors has now requested that UBC enter this Contribution Agreement with the Province.

At its meeting of September 13th, 2016, the UNA Board of Directors resolved that:

The UNA Board of Directors asks UBC to enter a 5-year Contribution Agreement with the Province for Fire Protection Services delivered to UBC campus neighbourhoods and approves UBC using the Neighbourhood Levy to fund the Contribution Agreement, with UBC to provide financial support of \$0.8 million starting in the 2017-2018 fiscal year with no reduction to existing neighbourhood service levels.

In response to the Province and the UNA requests, UBC will enter into a Contribution Agreement with the Province. The Contribution Agreement sets out:

- How the annual cost of Fire Protection Services would be calculated and allocated amongst the populations of the University Endowment Lands, UBC academic lands, and UBC Neighbourhood Housing Areas and Designated Buildings;
- That UBC would pay the portion of the costs attributable to the campus’s Neighbourhoods Housing Areas and Designated Buildings to the Province from the annual Neighbourhood Levy collected from neighbourhood resident and businesses;
- That UBC’s commitment to pay the annual cost of Fire Protection Services is conditional upon the UNA agreeing to utilize the Neighbourhood Levy for this purpose.

Therefore, this letter confirms that UBC and the UNA agree to utilize the Neighbourhood Levy to pay the Province for Fire Protection Services, as contemplated in the Contribution Agreement. For greater certainty, through this letter the UNA is authorizing UBC to withdraw amounts from the Neighbours Fund, from time to time, sufficient to pay the amounts owed to the Province, for which UBC will provide the UNA invoices as necessary to ensure transparency. UBC will also provide the UNA with copies of the invoices received from the Province showing the amounts to be paid for Fire Protection Services. In addition, UBC will share with the UNA the information, data and records used to calculate the cost of providing Fire Protection Services in each fiscal year.

As you are aware, UBC and the UNA have created a Joint Financial Task Force to consider the financial impact of the Province’s decision. The Joint Financial Task Force has produced recommendations that both UBC and the UNA have carefully considered. Therefore, UBC is committed to the following over the next five years:

- In 2016–2017, UBC will provide \$250,000 in funding to offset the Fire Protection Services costs. We understand that the UNA will provide the remaining funding required to pay the amounts owing for Fire Protection Services costs from existing financial reserves.
- In 2017–2018 to 2020–21: UBC will provide financial support totalling \$ 0.8 million in 2017–2018 and growing proportionately in future years. We understand that the UNA will provide the remaining funding required to pay the amounts owing for Fire Protection Services costs through costs savings, new revenue opportunities, and the use of existing financial reserves, as necessary.

*Philip Steenkamp, Vice-President, External Relations, UBC
Richard Alexander, Chair, UNA Board of Directors*



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Residents' Proposal to Have All Directors Elected by UNA Provoked Much Discussion

A new set of bylaws proposed by the University Neighbourhoods Association and discussed at the recent UNA Annual General Meeting in January had some merit.

In addition to the changes ensuring consistency and reflecting the new British Columbia Societies Act, the proposed changes included substantive amendments, such as increasing the term in office of elected directors to three years (the current term in office is two years), increasing the number of elected directors to the Board, revising election timing to improve member participation and significant technical edits.

However, at the AGM, the special resolution calling for adoption of the proposed bylaws failed. The resolution was seen by UNA members as embedding two UBC appointed directors and one UBC student director permanently on the UNA Board—whose five other directors are elected by UNA members.

A review of this issue post-AGM shows that in the summer of 2017, the UNA Bylaw Review Committee considered substantive proposed amendments to the UNA bylaws and presented its recommendations in the report by UNA Legal Counsel David Borins.

One proposed amendment was to have All Directors Elected by UNA Members, and a proposal was brought forth to amend the bylaw 5.4(b) permitting UBC to appoint two directors to the UNA Board and the bylaw 5.4 (c) permitting Alma Mater Society (AMS) to appoint one director to the UNA Board.

As Mr. Borins writes, the main reasons put forward for this proposal were as follows:

- The UNA is to function like a municipality.
- A fundamental element of democracy is absent. If residents are unhappy with appointed directors (e.g., because of the way they vote on particular matters), residents have no recourse. They cannot vote for other directors to replace the appointed directors.
- The appointed directors are not perceived as independent of UBC; rather, they are viewed as being on the Board to further UBC's interests.
- There is a concern that the appointed directors could influence the elected directors.
- While the interests of residents and UBC are often aligned, that is not always the case. When their interests are not aligned, it is inappropriate that representatives of UBC are in a position to participate in the Board's deliberations and in voting.
- The AMS has no connection to the mandate of the UNA. If students wish to be on the Board, those students who are

residents can run for the Board.

- There are ways in which the UNA can have a strong liaison with UBC other than by having appointed directors. For example, UBC representatives can be invited to participate in Board and committee deliberations on particular matters and joint working groups can be formed (such as the Joint Financial Task Force). Similarly, the UNA can work with the AMS on matters of mutual interest.

- With respect to the terms of the Neighbours' Agreement requiring UBC to have appointed directors on the UNA Board and process, it was anticipated that UBC members of the Committee would take steps to seek the approval of the UBC Board of Governors for the amendments and that the Committee would be the vehicle for consulting with UBC.

As Mr. Borins reported, there was considerable discussion on this bylaw amendment proposal. However, in general, the Committee as a whole did not support the proposal to amend the bylaws effecting directors appointed by UBC or the AMS.

In his report, the UNA Legal Counsel listed the main points against this proposal:

- The UNA may be like a municipality, but it is not a municipality. It is a society under the Societies Act that provides "municipal-like" services. The arguments for eliminating appointed directors overlook that the provisions for appointed directors were part of the foundational understanding at the time that the UNA was formed and reflect the partnership and joint interest in making the resident neighbourhoods at UBC a success.
- The agreement to appoint UBC directors is contained in the Neighbours' Agreement between the UNA and UBC. The UNA should not support bylaw amendments that contravene existing contractual agreements. If removal of appointed directors is truly supported by the membership and the Board of Directors, a process to achieve that should begin with a negotiated amendment to the Neighbours' Agreement.
- Supporting the elimination of appointed directors at this stage without further discussion with UBC risks harm to the UNA's relationship with UBC.
- UBC appointed directors bring useful experience to the UNA Board. The appointed directors also create a strong liaison to UBC and the AMS. If there are issues with the university or students, it is beneficial to receive a "heads-up" at the Board.
- With respect to the AMS, students are central to the university and the UNA benefits from having a student on the Board who can provide the AMS's perspective. The AMS is the official voice of students and student participation should be chan-

neled through the AMS.

- It is in the best interests of residents and the UNA to have UBC and AMS directors on the Board.
- All directors owe a fiduciary duty to the UNA and are obliged to act in the UNA's interest and remove themselves from conflicts of interest.

The Committee could not arrive at consensus. At the September 2017 meeting, UNA directors voted that bylaws 5.4(b) and 5.4 (c) not be changed: UBC and AMS appoint directors to the UNA Board.

This decision resulted in rejection of the whole set of new proposed bylaws by UNA members.

SPEECH AT THE UNA ANNUAL GENERAL MEETING

The Time for Democracy in the University Neighbourhoods is Now

*David Van Blarcom
Hampton Place resident*

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When my wife and I moved into Hampton Place over 25 years ago, we did not give much thought to governance. There was only one other finished building at the time, and there were no homes to the west of us. We were assured that growth would be moderate, and we assumed UBC would take care of things.

But now, University Neighbourhoods residents number over 10,000, and we are faced with challenging planning and governance decisions. We are a rapidly growing community the size of Cranbrook or Courtney, but we have no real representational government.

This lack of governance was brought home to many of us when we rallied to oppose the UBC Gameplan, which sought to move the Thunderbird Stadium into established neighbourhoods in order to free up more land for market housing development, and we are learning it again as we resist the misguided snow-clearing bylaw.

We learned that the really important decisions affecting us are made by UBC Board of Governors, where we have no representation, or even a right to make representations on specific issues. We learned that our respectful written submissions will not even make it into their agenda packages.

We also learned that this body (the University Neighbourhoods Association) does not understand itself to be a form of representational government that will hear and represent the interests of residents to the Board of Governors, or at least, that it is incapable of doing so.

Instead, the UNA is a bizarre concoction, incorporated under the

Societies Act as a kind of club to provide recreation services but with some governmental tasks. Instead of being directed by a Board accountable to the residents, it (the UNA Board) includes directors who are paid employees of UBC and a director appointed by the student society (the Alma Mater Society), directors who are not accountable to the residents but to the bodies who appoint them. Moreover, the UBC appointees are in a conflict of interest with many issues faced by the residents.

While we should certainly respectfully liaise with UBC and with our student neighbours, they should not have a vote in determining our governance.

This is not a new issue. An August 12, 2012 issue of the Ubysey student newspaper reported a new slate of residents running for UNA directors hoping "to move the association into a more aggressive position against high-density development of campus neighbourhoods." The article noted that "the UNA began as, well, a neighbourhood association—but without any other form of representative government on UBC land, they are increasingly considering themselves a town council." The same group is reported as wanting "a representative civic government at UBC."

I don't know why that group was so unsuccessful in advancing their goals. There are clearly large challenges to persuading UBC to embrace the inconveniences of democracy.

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*. Thank you.

Honouring Cultural Roots of UNA Community

Our community deserves a focal point crafted to highlight the special character and story of this place and built in respectful consultation with Indigenous elders

James O Ellis III
Wesbrook Place resident

Canada strives to be a world leader in developing strong relationships with Indigenous peoples, and the University of British Columbia has made great strides in recognizing its lands as the traditional, ancestral, unceded territory of the Musqueam people. Across UBC campus there are many landmarks recognizing Indigenous cultures, including: the world-famous Museum of Anthropology; the First Nations Longhouse; the new Indian Residential

School History and Dialogue Centre; the 55-foot Reconciliation Pole by James Hart; and the s̓i:lqəy̓ qəqən, or double-headed serpent post, carved by Brent Sparrow Jr. to tell the origin story of the Musqueam. This spring, UBC will also unveil dual language Musqueam street signs at all the major intersections on the Point Grey campus, similar to the UBC Okanagan campus. In stark contrast to these powerful symbols, the neighbourhoods within the UNA show



James O Ellis III



Bear image. Photo credit Wikimedia Commons.



Terra Nova Adventure Play Experience. Photo credits are Project Team: Hapa Collaborative and the City of Richmond. Photography Joshua Dool.

little connection to the ancestral roots of our community.

One symbol on campus that is special to me is the *Bear* carved by Haida artist Bill Reid in the Great Hall of the Museum of Anthropology. Children flock to it, and with good reason; it was commissioned in 1962 by Walter Koerner for his grandchildren to play on prior to being donated to the university. The carving later traveled to Paris to be showcased at the *Musee de l'homme*, where Bill Reid was honoured to be the first living artist exhibited in that museum. He understood the importance of the carving's ability to inspire and educate children, and he even supervised the creation of the stuffed animal in the gift shop.

I am inspired by the *Bear's* ability to reach and teach children through play, and I believe the UNA should develop a playground that pays homage to the Indigenous roots of our community. Built in respectful consultation with Indigenous elders, this type of gathering spot could share the stories and teachings of First Nations peoples via hands-on interaction. The goal would be to translate elements of local Indigenous culture and wildlife into tangible items that could engage children and families. Playgrounds foster community: they are where friendships are formed, where parents meet regularly, and where people of all generations, cultures, and classes gather. All are welcome, without regard to their language, creed, or national origin.

Our community deserves a focal point crafted to highlight the special character and story of this place. Rather than a conventional playground with commercial equipment, we should design something unique. A comparative example is the Terra Nova Adventure Playground in Richmond, which features custom designed and manufactured equipment using British Columbia sourced yellow cedar, meant to reconnect people with nature. We, too, could reconnect our residents with our own history while having fun in the process.

A project designed to incorporate Indigenous culture and connect our community is a natural extension of developments already underway. UBC Campus and Community Planning sees the Stadium Neighbourhood as "a pedestrian route that links up an extensive part of the traditional land of the Musqueam people." We have an exciting opportunity to create something innovative and inviting that can educate while it is enjoyed by our children on a daily basis. We could simultaneously develop trust with Indigenous elders by working to reflect the rich cultural history of this land in a tangible and accessible way, while drawing together our own newly expanding community. By promoting the long-term civic development of the UNA as an inclusive community, we can celebrate our diversity as our strength and our home's heritage as a badge of honour.

UBC Forms Planning Advisory Committee for Stadium Neighbourhood Development

UBC has formed a Planning Advisory Committee (PAC) to provide public input and advice in the Stadium Road Neighbourhood (SRN) planning process.

The SRN PAC is responsible for providing comments to UBC Campus and Community Planning staff on the neighbourhood planning process, plan content, and any other matters referred to it by staff or the Stadium Neighbourhood Steering Committee.

They will identify issues and neighbourhood concerns, needs and goals, neighbourhood strengths and assets, and address land use planning and service delivery issues.

SRN PAC held its first meeting November 22, and Minutes of the meeting show those attending as Joyce Ternes, campus resident; Robin Fran, campus resident; Susan Eadie, campus resident; Johanne

Blenkin, Executive Director of the University Neighbourhoods Association; Carole Jolly, UBC Community Development; Pat Kendall, UBC Faculty; Grant Miller, UBC Development Services; Siobhan Murphy, UBC Faculty Staff Housing and Relocation Services; Kavi Toor, UBC Athletics; and Paul Young, UBC Properties Trust.

The following members of UBC Campus and Community Planning staff also attended the meeting: Neal LaMontagne, Gerry McGeough and Joanne Proft.

Grant Miller, UBC Development Services, will serve as SRN PAC chair on an interim basis.

UBC advises that meetings of the Stadium Road Neighbourhood Planning Advisory Committee (SRN PAC) are open to the public with the next meeting planned for late January.



The view looking west from the site of the new Stadium Neighbourhood. Thunderbird Stadium and the Hawthorn Place Neighbourhood are seen in the background. Photo credit UBC Campus and Community Planning.

UBC Unveils Planning Agenda for Stadium Road Neighbourhood

UBC: 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

It will be five to seven years before ground is broken on the planned Stadium Neighbourhood, but UBC says the vision for this development will soon be taking shape.

UBC planners—including Gerry McGeough, Director of Planning and Design for Campus and Community Planning—say that as the Stadium Neighbourhood planning process enters its next phase of development, the outline of the neighbourhood will start to become clear: residents want a sustainable, affordable community that will connect the academic campus with Wesbrook Village and wellbeing ar-

reas like the nearby UBC Botanical Garden and athletic and recreational facilities.

“Stadium Neighbourhood is a great site for starting to knit South Campus together,” says Mr. McGeough.

After an intense initial phase of consultation—almost 1,600 comments were received, more than 160 people attended three open houses, 288 people answered an online survey and another 300 were engaged by 16 pop-up events—the planning department is moving forward with Phase 2 of the development plan for this new neighbourhood.

“We’ve had substantive, thoughtful feedback from the community, and their needs and aspirations are starting to come together,” Mr. McGeough says. “Right now, Wesbrook is separated from the rest of campus. Stadium Neighbourhood will provide a nice pedestrian route through to the academic core, and vice versa, like a belt buckle pulling Wesbrook together with the rest of campus. Targeting affordable housing for the whole university com-

munity—faculty, staff and students—is a priority for this neighbourhood.”

The site’s proximity to the academic core will make the housing especially attractive to people who work at UBC, so they can also live and play on campus.

“We will be looking at the housing needs of the community: families, staff and grad students,” explains Mr. McGeough. “We’re asking, where are there gaps in the supply, and how can we fill them?”

This involves looking at bus routes across campus to better connect neighbourhood residents to the bus hub and academic core. Another consideration is penciling in a second Skytrain stop on South Campus, for the day when the region’s rapid transit network extends to UBC. (This assumes the first Skytrain stop will be built at, or near, the main entrance to UBC at Wesbrook Mall and University Boulevard.)

“There’s a wonderful greenway that goes right through the site,” notes Mr. McGeough. “It runs from Pacific Spirit Park, past the Farm and then straight down Main Mall all the way to the view of the ocean at the Rose Garden. Linking the two at Stadium Neighbourhood would create a world-class connector between the bustling cultural mall and the park-like promenade of the Main Mall Greenway.

“It would connect our natural setting with various cultural facilities—the Reconciliation Pole, Beaty Biodiversity Museum, Chan Centre, Museum of Anthropology, and many more—to create a landmark destination spanning from the lush forest of Pacific Spirit Regional Park to the Pacific Ocean.”

A new football stadium will be built within the neighbourhood, which adds both challenges and opportunities.

“To be successful, it will need to be an integral part of the neighbourhood,” Mr. McGeough explains.

“The siting could change; it may be rebuilt in a new configuration, or we may move it entirely. We do know that it will be more compact, which will free up more land for neighbourhood development and help pay for the new stadium.”

The area will be right next to UBC’s world-class suite of athletic and commu-

nity recreational facilities, which will help define the neighbourhood’s character.

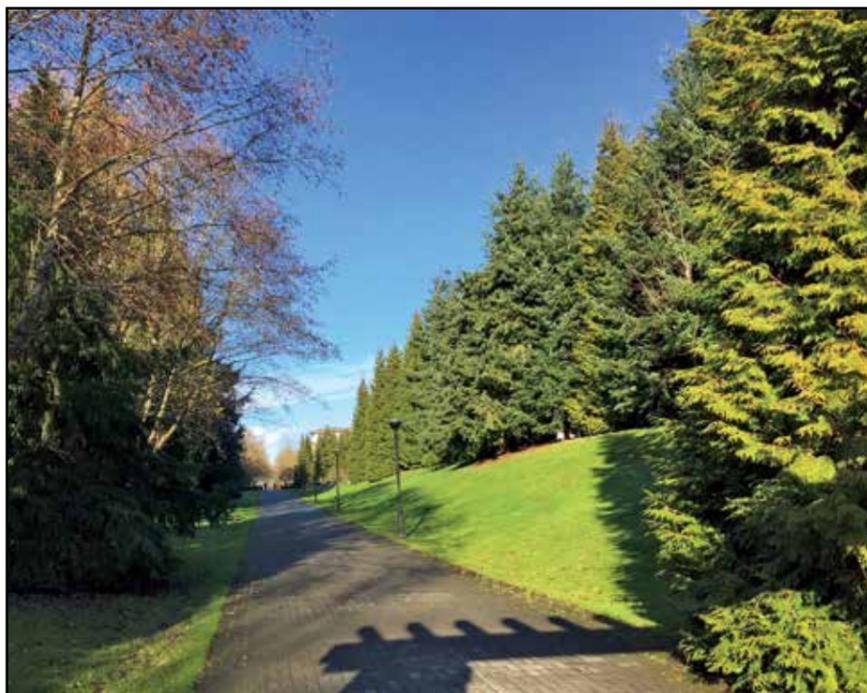
“Campus and Community Planning is already working with the University Neighbourhoods Association to make many athletic facilities and programs available to residents, like soccer, baseball, tennis, etc.,” says Mr. McGeough. “We want to take advantage of the new athletic infrastructure to serve residents and support their wellbeing.”

So what are the next steps in the 18-month planning process? First, at the end of January, UBC will hold a charrette: a planning process involving the community Planning Advisory Committee (PAC) and staff and faculty experts. “It’s a week of integrated thinking and planning guided by the neighbourhood planning principles and parameters adopted by the Board of Governors with an excellent composition of stakeholders and expertise,” explains Mr. McGeough.

“Then we’ll be engaging the whole community at the end of March and beginning of April in a second phase of consultation, to get feedback on the big ideas and planning frameworks that emerge. We’ll also be holding community workshops, to envision the sorts of environments/experiences people would like to have in this future community.”

Source: UBC Campus and Community Newsletter, January 2018

Editor’s Note: According to a December 5 report to the UBC Board of Governors, “the preferred plan—including the final stadium location—is scheduled to be presented for public input in early 2019. Changes to the size and location of a new stadium footprint will prompt a Land Use Plan amendment. The proposed amendment will be presented to the Board with the intent to proceed to Public Hearing in early 2019 and for submittal to the Province for approval. Provincial approval of the Land Use Plan amendment is required prior to construction of a new stadium and adoption of the final Stadium Road Neighbourhood Plan.”



The Main Mall Greenway between Stadium Road and Thunderbird Boulevard runs along the stand of trees known as Rhododendron Wood in Hawthorn Place. Photo credit UBC Campus and Community Planning.

LAURA continued from Page 1

“The rejection of the newly revised Bylaws was not so much a reaction against any of the new proposals, such as a three-year term for elected directors (the current Bylaws set the term length at two years), etc., but rather what they continued to contain – appointed directors.”

Ms. Cottle, who returns as UNA Secretary after serving in this post for two years, also commented on the return of The Campus Resident to publication.

“The UNA is working at filling the information and communications deficit that has arisen in past several months primarily as a result of not having our Campus Resident.

“I’m sure that I speak for many when I say: Welcome back John (Tompkins, Editor) and the Campus Resident!”

A campus resident for more than 12 years, Ms. Cottle begins her third year on

the UNA Board elected with 303 votes. Serving on the UNA Board is not her only contribution to the community.

As she said during her election campaign, she has worked on behalf of organizations such as her Strata Council (five+ years), the Vancouver Youth Symphony Orchestra (Board member for three years), and Parent Advisory Council (positions of Chair & Treasurer for Queen Elizabeth Elementary school).

From Ms. Cottle’s perspective, the key issues facing the UNA are: financial sustainability of the UNA, Stadium Road Neighbourhood and other UBC developments, and communication between the UNA and residents.

Ms. Cottle is optimistic that the UNA, with the new Executive Director, is on its road to better accountability and transparency. “I sincerely hope that residents will be more satisfied with UNA Communications in 2018.”

YING continued from Page 1

Communication is not just a one-way flow of information from the UNA to residents, Ms. Zhou said. “The UNA needs to know the views of residents when it makes decisions affecting them.

“While the UNA Priorities Working Group—on which I have participated — have already identified communication strategy as one of priorities, more needs to be done.”

Ying Zhou is a resident of Chancellor Place who has served as a Director of the UNA since 2013 and has been UNA Treasurer and Chair of the UNA Financial and Audit Committee since September 2014. She has experience and training as an Investment Advisor and volunteers for numerous UNA committees— including UNA-UBC Joint Financial Task Force and Civic Engagement and Multicultural Committees.

An immigrant from China who has

become a Canadian citizen, Ms. Zhou is well known at UBC as a community leader with good negotiation skills, and her personal journey is inspirational to many immigrants. “My multicultural background has helped me bridge the language and cultural gaps faced by many new UNA residents,” she said.

In her vigorous campaign leading up to the vote in which she was re-elected, Ms. Zhou identified the key issues facing the UNA: UNA funding model, lack of UNA transparency and strong, timely representation for UNA residents.

The late Jim Taylor, the founding Chair of the UNA Board, was a strong supporter of Ms. Zhou. He wrote: “Ying is an outstanding volunteer leader in our community. She has good ideas, and she works hard to implement these. She is an honest person, a good person, a bright person, and she works tirelessly to help others. She is making our community a better place to live—for each of us.”

Happy Lunar New Year! You Are Invited to Join Year of the Dog Celebration!

The 2018 UNA Lunar New Year Celebration will take place on campus on Saturday, February 17.

Like last year—with over 600 people in attendance, despite the heavy snow—the event is a joint celebration between the University Neighbourhoods Association and Wesbrook Village.

Here is the schedule of the day:

- Outdoor celebration: 12:30 – 2 pm throughout the Wesbrook Village
- Indoor activities: 2 – 4 pm at Wesbrook Community Centre
- Speeches and performances will begin at 2:30 pm in the Gym at Wesbrook Community Centre

2018 is the Year of the Dog. It is a good time for us to celebrate the spirit of the dog: honest, communicative, caring, and responsible – that’s why people love the dog!

Also, the celebration has planned a lot of fun activities to showcase the cultural diversity on campus.

The Lion Dance in the Westbrook Community Centre Gym starts at 2:30 pm, and the day will wrap up with Korean Drumming around 3:30 pm. Don’t miss it.

The UNA and Westbrook Village hope to see you on February 17 and look forward to a great Year of the Dog!



Colourful Lion dance is performed at the Lunar New Year celebration last year at Wesbrook Community Centre.
Photo credit Michael Chen.

BYLAWS continued from Page 1

Mr. Van Blarcom said, “Instead of being directed by a Board accountable to the residents, it (the Board) includes directors who are paid employees of UBC and a director appointed by the student society (AMS). These directors who are not accountable to the residents but to the bodies who appoint them.”

Mr. Van Blarcom, who – over a year ago – successfully lobbied UBC against building a 5,000-seat stadium on Thunderbird Playing Fields across Wesbrook Mall from the Thames Court building in which he lives, said: “Moreover, UBC appointees are in a conflict of interest with many issues faced by the residents.”

Prior to the vote on the special resolution also, William (Bill) Holmes spoke to applause when he urged members of the UNA to vote No. Mr. Holmes,

a retired lawyer living in Hampton Place, called the pending vote on Board membership “an opportunity for change.”

He said: “No one from UBC has ever come to us to ask how to run the community. This sends a message to UBC—and the AMS—that the time has come for change.”

In an e-mail to The Campus Resident after the AGM, Charles Menzies called the outcome of the vote on the special resolution “an important victory to advance democratic governance in the UBC administrated residential neighbourhoods.”

Mr. Menzies, a campus resident (Hawthorn Place), former elected director of the UNA Board and currently an elected member of the UBC Board of Governors, has long spoken out for the need for more democracy in the way the UBC neighbourhoods are run.

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LETTER FROM THE EDITOR OF THE CAMPUS RESIDENT

Dear Reader:

When The Campus Resident went out of circulation for five months in 2017, I received many letters of appreciation for my work as Editor. Thank you for your kind words about the paper and me.

John Tompkins, Editor

IN THE WORDS OF OUR READERS

The Campus Resident has been the single most important source of information for actual news affecting campus residents.

The provision of an independent resident newspaper has been an important aspect of building civic democracy in the UNA zone. One of the most important aspects of the Campus Resident was that in addition to carrying info about UNA official business, it was far more than that. It was an independent voice open for debate and the discussion of diverse perspectives.

Having a potential future communications platform being managed by the marketing division of the UNA, takes us away from the civic engagement agenda that undergirded the Campus Resident's important practice.

The UNA has an important responsibility in communicating its official position to the members. However, it has developed an equally important (perhaps even more important) tradition of providing residents with a forum for real, engaged, civic debate that cannot be supported through marketing brochures or official voice magazines.

Your newspaper played an important role in shaping our community.

I am delighted to learn our paper will be returning.

TAX continued from Page 1

However, she wrote further: "I would like to make it clear that I continue to dis-

agree with this tax, and feel that the Board needs to keep pushing for a proper explanation of what the line item 'Provincial Rural Tax' covers in our neighbourhoods and to hold the government accountable for

providing the services that are already covered by our tax dollars."

In a January 2017 letter to Peter Fassbender, then-Minister of Community, Sport and Cultural Development, UNA Chair Richard Alexander wrote that the Board considered the charge unfair and unjustified.

"You should be aware that the UNA Board was told that, if it did not approve the resolution, your Ministry would revisit the determination of the quantum of the fire service charge, with the possible outcome being that the government would impose a substantially higher charge on the community through a new tax. Thus, the resolution was approved under duress," Mr. Alexander wrote.

Mr. Alexander acknowledged the UBC Neighbourhoods Taxation Working Group explanation of the flaws in the government's rationale for the charge and wrote: "We strongly urge you to terminate the fire service charge which imposes an unfair burden on UBC neighbourhoods."

government is adamant about sticking with the UBC Neighbourhoods Fire Services Contribution Agreement while the Taxation Working Group and the UNA remain adamantly opposed.

Minister of Municipal Affairs and Housing Selina Robinson, wrote in her December 22, 2017 letter to Bill Holmes, UBC Neighbourhoods Taxation Working Group: "Thank you for the close examination of this issue and thorough explanation of your position on the charge. However, as a result of my review of this matter, I will be maintaining the UBC Neighbourhood Fire Services Contribution Agreement."

David Eby, MLA, Vancouver-Point Grey, replied in an October 6, 2017 letter to the UNA that he is seeking information that "will clarify the correctness or incorrectness of assumptions made by the Province when the new fire tax charge was imposed on the UNA neighbourhoods."

Mr. Eby wrote: "While it is true that this policy and accounting work should have been done by the previous government before the fire tax charge was imposed, it was not. Instead, we are now – unfortunately – working backwards to try to determine whether the justifications offered for the new fire tax were grounded in fiscal reality."

In a January 10, 2018 letter to the government, UBC Neighbourhoods Taxation Working Group respectfully requested a meeting with the Minister of Municipal Affairs and Housing Selina Robinson to discuss the fire tax matter.

The letter says: "The initial impetus for the fire service charge – or an additional tax, another option that was considered – was the perceived inequity in the Province's treatment of the UEL relative to the UBC neighbourhoods. This rationale for the fire service charge is without merit."

While it is true that this policy and accounting work should have been done by the previous government before the fire tax charge was imposed, it was not. Instead, we are now – unfortunately – working backwards to try to determine whether the justifications offered for the new fire tax were grounded in fiscal reality.

David Eby, MLA, Vancouver Point Grey, October 6, 2017 letter

The recent correspondence from both sides of this important debate reveals the



2018 YEAR OF THE DOG

LUNAR NEW YEAR CELEBRATION

AT WESBROOK VILLAGE, UBC

TRADITIONAL LION DANCE + RED ENVELOPE GIVEAWAY
begins at 12:30pm throughout Wesbrook Village

SAT FEB 17TH

CULTURAL PERFORMANCES, TEA TASTING, CRAFTS + MORE!
2-4pm at the Wesbrook Community Centre



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