

# THE CAMPUS RESIDENT

Published by the University Neighbourhoods Association

VOLUME 9, ISSUE 2

FEBRUARY 20, 2018

## Campus Community Welcomes Arrival of Lunar New Year



Lunar New Year celebration took place in Wesbrook Village and Wesbrook Community Centre with great support from Youth volunteers (pictured). Photo credit Michael Chen. Please see more photos on Page 4.

## UNA Board Backs New Procedures Policy

*Purpose of policy is to assist the Directors in the conduct and facilitation of their Board meetings and to permit the orderly and democratic transaction of business*

The UNA Board of Directors sought advice on a Board procedures policy from legal counsel last year, and the result of this consultation was a new Board policy approved unanimously by Directors at their February 13 monthly meeting.

In a memo to the Directors, UNA Executive Director Johanne Blenkin listed factors to consider before the vote on the proposed policy.

Ms. Blenkin wrote: “The policy as drafted provides a good framework for the Board to work with and adapt as needed. It provides clarity on Board processes that is helpful for the Board and those who interact with the Board at meetings.”

The Policy starts with a statement of purpose, namely to assist the Directors in the conduct and facilitation of their Board meetings and to permit the orderly and democratic transaction of business. Some salient points of the new policy are as follows:

- Regular meetings of the Board must be held at least 6 times per year at a date and time to be determined by the Board.
- One week prior to each regular meeting of the Board, the Executive Director in consultation with the Chair shall prepare an agenda setting out the items for consideration at the upcoming meeting.
- Directors speaking at a meeting: (a) must use respectful language; (b) must not use offensive gestures or signs; and (c) must adhere to the rules of procedure established under this Policy and to the decisions of the Chair in connection with the rules and points of order.
- The Board may allow a delegation to address the Board, provided that advance permission is sought from the Executive Director prior to the publication of the agenda.
- Except as required by this Policy, all meetings of the Board shall be open to the public.
- Closed sessions of the Board may only be attended by the Directors, the Executive Director, and those individuals invited to attend by the Board.

## UBC–UNA Liaison Committee Approved

The UBC Board of Governors has approved the establishment of a Board of Governors and UNA Liaison Committee—on the joint recommendation of its Property Committee and Finance Committee.

Approval came at the February 15 meeting, and the inaugural meeting of the Liaison Committee is scheduled for April.

Meanwhile, the UNA Board began discussing ways of improving its system of committees at their February 13 meeting.

Ying Zhou—new UNA Chair—introduced the idea of the UNA having five smaller committees instead of the current system of three large committees—Governance, Operations and Sustainability, Finance and Audit.

Ms. Zhou listed the five proposed committees as Policy and Legislation, Finance and Audit (same as now), Community Engagement, Civic Engagement, and Parking Advisory. Ms. Zhou noted that five elected Resident Directors sit on the UNA Board and proposed that each new committee be chaired by a Resident Director.

All eight UNA Directors (including two UBC appointed Directors and one AMS appointed Director) attended the February meeting, and all who spoke to the idea gave it high marks. Directors will discuss it further in March.

## Strata Living Workshop Draws Full House

*Property owners at UBC with questions about world of Strata living are led in discussion by two fellow-owners*

**John Tompkins**  
Editor

Two recent University Neighbourhoods Association workshops called Strata 101 went so well that organizers are talking of follow-up workshops called Strata 201, Strata 301 and so forth.

More than 60 owners of Strata title apartments and townhouses at UBC participated in the workshops—one on

Wednesday, January 31 at The Old Barn Community Centre, the other on Sunday, February 4 at Wesbrook Community Centre.

With help from Qiuning Wang, UNA Community Engagement and Volunteer Coordinator, Hampton Place residents and UNA volunteers Chris Finch and John Lin led workshop discussion on a variety of hot Strata title topics.

As Mr. Finch stated at the start of the Sunday workshop, neither he nor Mr. Lin are experts in the field of Strata corporations, “but we’ve had lots of experience working with Strata.”

The idea of Strata 101 was born in November during head to head discussion on how they might assist residents—especially new ones—to enjoy living in Strata buildings. The workshop leaders believe the demand for information about every aspect of Strata living is strong.

As stated in a well-prepared bilingual (English and Chinese) 12-page handout that was circulated, the objectives of the workshop were:

1. To understand a Strata and how it works.
2. To learn about the Strata Property Act (SPA) and Condominium Home Owners Association (CHOA).
3. To define key terms and concepts.
4. To understand the roles and responsibilities of a Strata Council.
5. To know your responsibilities and the importance of helping the Council.



Power Point presentation at Strata 101 workshop

WORKSHOP continued on Page 6

BOARD continued on Page 3

# Central Residents Must to Wait to Join UNA

*Central is first residential building on academic land at UBC; membership would only be possible with updating current UNA bylaws*

**John Tompkins**  
Editor

The defeat of a special resolution at the January 9 Annual General Meeting (AGM) of the University Neighbourhoods Association (UNA) has temporarily diminished 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 on academic land at UBC, and residence there is available exclusively to students, faculty, campus staff and employees of businesses located on UBC campus.

Located on the north side of University Boulevard, between Wesbrook Mall and East Mall, Central is managed by Wesbrook Properties, an arm of UBC Properties Trust.

Had the special resolution passed at the UNA AGM, residents of Central—categorized by UBC as a Designated Building—could have the same UNA membership rights as residents who live on campus neighbourhoods. UBC has plans for three more Designated Buildings in the area of Central.

Around 10,000 people live locally at UBC neighbourhoods (in Chancellor Place, Hawthorn Place, Hampton Place, Wesbrook Place and East Campus), and plans are underway to build a new local area called Stadium Road Neighbourhood.

Under current UNA bylaws, only residents of these local areas may apply to become members of the UNA, and in its 15 years of operation, the UNA has succeeded in enrolling almost 5,000 members.

The set of proposed bylaws, which was rejected by UNA members at their AGM, included updated membership eligibility to allow residents of Central and future Designated Buildings to become UNA members (bylaw 2.3).

This bylaw would have read: “A person who resides in a Local Area or *Designated Building* may apply to become a member of the Association by application to the Association and shall become a member upon the confirmation of the Association that the person fulfills the requirements of these Bylaws.”

The UBC initiative to give the UNA the right to represent residents of Central—and to give residents access to community services—began in the spring of 2015. In June 2017, after receiving a legal advice, Directors of the UNA agreed in principle that the UNA would enter into a *Designated Building Agreement* with UBC for the Central building on University Boulevard



Central building is the first residential building on academic land at UBC

once the proposed UNA Bylaws—which permitted residents in Designated Buildings to become UNA members—were approved by the UNA membership at the next AGM.

The main points of the proposed *Designated Building Agreement – Central, University Boulevard*, between UBC and the UNA are as follows:

1. The residents of Central are deemed to be Residents as defined in the Neighbours Agreement, and will be eligible for UNA membership. (Please see Editor's Note.)
2. UBC will provide the Neighbourhood Levy collected (both residential and commercial) in respect of Central to the UNA.
3. UBC will provide the Municipal-like Services, as described in the Neighbours Agreement, to Central.
4. The UNA will ensure Residents of Central have access to UNA Facilities and Amenities on the same terms as other Residents.

Membership in the University Neighbourhoods Association entitles residents to participate in their community by voting at AGM and electing Resident Directors to sit on the UNA Board of Directors which is responsible for the oversight of the UNA. All residents living in one of the University neighbourhoods, including children, are also eligible for a UNA Access Card—whether they are members of the UNA or not. The UNA Access Card is a photo ID card for UNA residents to access the many cultural and recreational facilities on and off the UBC Vancouver campus.

While the residents of Central building are not eligible for a membership in the UNA and a UNA Access Card, they are eligible for a UTown@UBC Community Services Card. Chris Fay, Manager, Policy Planning at UBC Campus and Community Planning, confirmed in an email: “UBC and the UNA wanted to make sure people living on University Blvd. could access the same services as residents in other campus neighbourhoods. The UTown@UBC Community Services Card allows this. UBC will continue providing the card to University Blvd. residents until the UNA

bylaws are updated to include this community as one of UBC neighbourhoods.”

**Editor's Note:** The Neighbours Agreement between UBC and UNA states that “Residents means those individuals who own a residential leasehold interest or reside in residential leasehold strata lots, or

who are tenants of rental housing, located within the Neighbourhood Housing Area, excluding individuals residing in student residences owned or operated by UBC, the UBC Foundation, or a subsidiary thereof or student residencies that are owned or operated by an affiliated theological college.”

## PUBLIC CONSULTATION:

### Enhancing student experience and housing in the University Boulevard area

To meet the significant demand for more student residences and address affordability, UBC is looking to add additional student and university housing, and academic sites, into the centre of campus.

We are seeking input on proposed sites near Brock Hall, Gage Towers, and Peter A. Allard School of Law.

Share your ideas online or in person **FEBRUARY 28 TO MARCH 18**

#### Online Survey:

[planning.ubc.ca/uboulevard](http://planning.ubc.ca/uboulevard)

#### Public Open Houses:

March 6, 4pm to 7pm  
I.K. Barber Learning Centre, 2nd floor lobby

March 8, 11am to 2pm  
The Nest, lower level

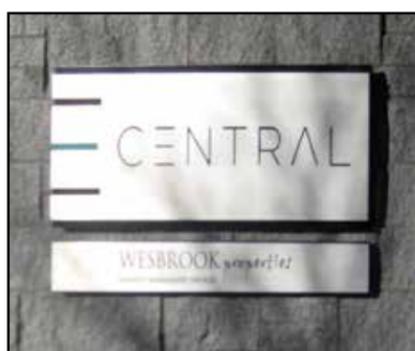
#### Questions?

Contact Angelique Crowther, Specialist, Communications and Engagement at [angelique.crowther@ubc.ca](mailto:angelique.crowther@ubc.ca) or 604 827 3896.

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此通告包含重要信息，这可能会影响你。请找人替你翻译。

이 통지는 영향을 미칠 수 있는 중요한 정보가 들어 있습니다. 당신을 위해 그 것을 번역하는 사람을 문의하시기 바랍니다.



Entrance plaque on the Central building on University Boulevard

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Published monthly by the University Neighbourhoods Association  
#202-5923 Berton Avenue, Vancouver BC, V6S 0B3

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## EDITORIAL PAGE

# History of Defeated UNA Bylaws

**Bill Holmes**

*Hampton Place resident*

At the UNA Annual General Meeting (AGM) on January 9, UNA members soundly defeated a proposed set of bylaws for the UNA. As reported in The Campus Resident January issue, members did so primarily to send a message to UBC that the composition of the UNA Board must become more democratic. The concern of many of those who voted against the proposed bylaws is that they retain the provisions in the current bylaws allowing UBC to appoint two Directors to the Board and the Alma Mater Society (AMS) to appoint one Director.

This article provides a history of the proposed bylaws.

The impetus for revising the UNA bylaws was the overhaul of the former *BC Society Act* to produce the new *Societies Act*. The new *Societies Act* was the culmination of a reform process that had been under way for several years and that included the issue of a White Paper by the provincial government in August 2014. The *Societies Act* was enacted by the BC Legislature in 2015 and came into force in November 2016.

At its January 2016 meeting, the UNA Board made compliance with the new *Societies Act* an immediate priority of the UNA Governance Standing Committee. The project to revise the UNA bylaws was subsequently kicked off by a UNA Board resolution adopted at the July 2016 Board meeting. The Board approved the staff recommendation to begin the process of ensuring that the bylaws are in compliance with the *Societies Act*, and it also approved the establishment of a Governance and By-law Review Committee. The agenda package for the meeting contained a 6-page report written by a staff member stating that the review process for the bylaws would have other objectives as well, including removing inconsistencies in the bylaws and making the language clear.

UNA staff, the Governance and By-

law Review Committee, and the lawyers engaged to assist with the project worked on the bylaws throughout the fall of 2016 and developed an initial set of proposed bylaws. Hampton Place residents Gary Gibson and Brian Collins were the resident members of the committee.

A key event occurred in early December 2016: the UNA transitioned its constitution and bylaws to the new *Societies Act*. That was a simple process that involved moving a couple of provisions from the UNA constitution (the document that sets out the UNA purposes) to the current bylaws, preparing a consolidated version of the current bylaws, and filing the constitution and bylaws with the Corporate Registry in Victoria through the online Transition Application procedure. That having been done, the UNA was in compliance with the new *Societies Act*.

Although residents were told after the transition that the UNA needed to amend its bylaws to bring them into compliance with the *Societies Act*, the bylaws do not violate that Act. While they contain at most a handful of provisions that are inconsistent with that Act, the Act overrides any such provisions.

At its January 2017 meeting, the UNA Board approved the release of the proposed bylaws for comments from UNA members and it set April 6, 2017 as the intended date for a Special General Meeting (SGM) to approve the bylaws. The proposed bylaws were posted on the UNA website on January 26, 2017 and members were given two weeks to comment. The UNA received comments from seven residents, all of whom objected to the fact that the proposed bylaws continued to provide for three appointed Directors. In addition, I pointed out more than 30 technical deficiencies.

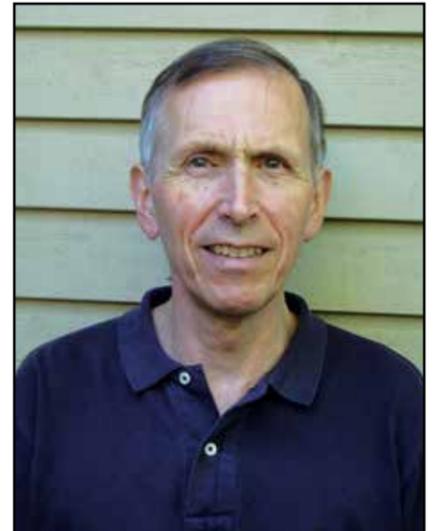
As a result of this input, the UNA Board decided at its February 2017 meeting to delay the proposed SGM, and it requested staff to develop an engagement and communication plan to engage with residents more fully on the proposed bylaws. According to the agenda package for the May Board meeting, at its April 11, 2017 in camera meeting the Board decided

“to undertake a more comprehensive review of the bylaws in response to the substantive changes proposed” (presumably a reference to the objection of residents to three appointed Directors on the Board). At its May meeting, the Board approved the Terms of Reference for a new committee – called by several names, including the UNA Bylaw Review Committee and the UNA Board Governance and Bylaw Review Committee – to make recommendations to the UNA Board for reforms to the UNA bylaws, taking into consideration comments received during the brief consultation process on the proposed bylaws. At the June 2017 Board meeting, Brian Collins and I were appointed as the two resident members of this committee.

The committee met four times over the course of the summer and considered numerous substantive amendments to the UNA bylaws. The committee’s report can be found in the agenda package for the September 2017 UNA Board meeting. The report recommended 11 substantive amendments, all of which were accepted by the UNA Board. The committee was unable to reach a consensus on amendments to eliminate the UBC-appointed Director positions, the AMS-appointed Director position, and the provision for a member to be expelled from the UNA by special resolution passed at a general meeting. All UNA Directors voted against the first amendment (elimination of UBC-appointed Director positions). While a majority of the elected Directors were in favour of the other two amendments, the UBC-appointed Directors sided with a minority of the elected Directors to reject those amendments as well.

Concurrently with the committee’s consideration of the bylaws, I worked with the UNA lawyer on technical amendments to the version of the proposed bylaws that had been released in January 2017. In addition to addressing the technical deficiencies identified by me during the consultation at the beginning of the year, the amendments fixed many other problems and made further improvements.

In late October, the UNA posted the revised version of the proposed bylaws on



**Bill Holmes**

its website and sent residents a brochure describing a number of the substantive amendments. An open house was held on November 18 to answer questions about the proposed bylaws.

The last event in this history is that UNA members voted on the proposed bylaws at the UNA 2017 AGM, which was held on January 9, 2018. The bylaws were defeated by a vote of 176 against to 23 for.

Although the proposed bylaws were defeated, I expect that they will be put to another vote at a future general meeting. Before that happens, the composition of the UNA Board must be reconsidered through a process that gives residents a central role, and the bylaws will need to be revised to include any changes to the Board composition resulting from that process.

**Editor’s Note:** *Societies Act* White Paper is Draft Legislation with Annotations. The document is in the form of a White Paper – a discussion paper that sets out policy recommendations and includes actual draft legislation. Each provision of the proposed new *Societies Act* appears exactly as it might in a Bill of the Legislature, but is annotated to include important background information, such as the policy intent behind the provision and how it differs from what is in the current Act.

## BOARD continued from Page 1

• The following business shall be conducted in a closed session of the Board:

(a) discussions and dealings with other entities or persons where disclosure of the information being discussed may compromise the relationship of the Association with them or its relationship with its stakeholders;

(b) labour relations or human resources issues;

(c) matters for which disclosure could be harmful to the interests of the Association;

(d) matters which the Association is required by contract or law to keep confidential;

(e) matters related to legal advice and proceedings;

(f) personal information of an individual;

(g) approval of minutes, or any portion of

minutes, that contain information from a closed session of the Board; and

(h) any other business that, by resolution of the Directors, the Board determines should be considered in a closed session of the Board.

• The Board Chair will determine whether a meeting, or part of a meeting, is to be conducted at a closed session prior to publication of the agenda where possible.

• Board discussions during closed sessions

are confidential. All Directors and permitted attendees must keep in confidence information considered in any part of a closed session.

• The Board shall hold an in camera meeting at the end of each Board meeting. In camera meetings are attended by Directors only. The same rules regarding sharing information and confidentiality that apply to closed meetings apply to in camera meetings.

# UNA Executive Director is Seasoned CEO

*Johanne Blenkin is both lawyer and not-for-profit manager*

Johanne Blenkin learned about the University Neighbourhoods Association when she was contacted by Watson Inc., the firm retained to search for a new Executive Director for the UNA.

Seven months into the position she was successful in gaining, Ms. Blenkin has retained her enthusiasm for the role and looks forward to working with residents, staff and the Board of the UNA. The UNA appeals to her interest in governance and different models of providing community services.

As a lawyer and information specialist with a history working for non-profit organizations, Ms. Blenkin was well qualified when applying for the position of the UNA Executive Director. For 12 years until recently, she served as Chief Executive Officer of Courthouse Libraries BC (CLBC)

— a society that operates 30 law libraries that are publically accessible in British Columbia. She has considerable experience working in complex multiple stakeholder, multiple jurisdictional environments. Ms. Blenkin has experience as a Director on national not-for-profit boards and has been an active volunteer in her community. She is one of the founding members of Access to Justice BC, a committee chaired by the Chief Justice of BC to further access to justice for the general public. During her tenure at CLBC, she led a digital transformation to increase access to legal information for lawyers and the public within a fiscally constrained environment. CLBC is recognized internationally for innovation and its commitment to user focused services.

Ms. Blenkin appeared at all court levels during her years of practicing law in British Columbia, and she acted as a mediator and collaborative lawyer in the area of family law.

She has been a frequent speaker at seminars and conferences and has been a



**Johanne Blenkin**

member of a number of Law Society and Bar Association committees in the areas of

legal education and access to justice. She is currently a Director of Access Pro Bono — a non-profit society that promotes lawyers provision of free legal advice to those with limited means.

Ms. Blenkin belongs to the Institute of Corporate Directors which supports her interest in corporate and non-profit governance.

After graduating from high school, Ms. Blenkin lived in Paris for a year to learn French and then acquired a degree in history and French culture. After working in a public library in Edmonton for a year, she took a Master's degree in library science at McGill University in Montreal. Her work in public libraries focused on community outreach and information management.

Ms. Blenkin took a law degree at the University of Alberta in Edmonton. Her volunteer and professional work has focused on service delivery that builds strong communities.

Her interests outside work are a keen interest in the arts and she is a serious cook.

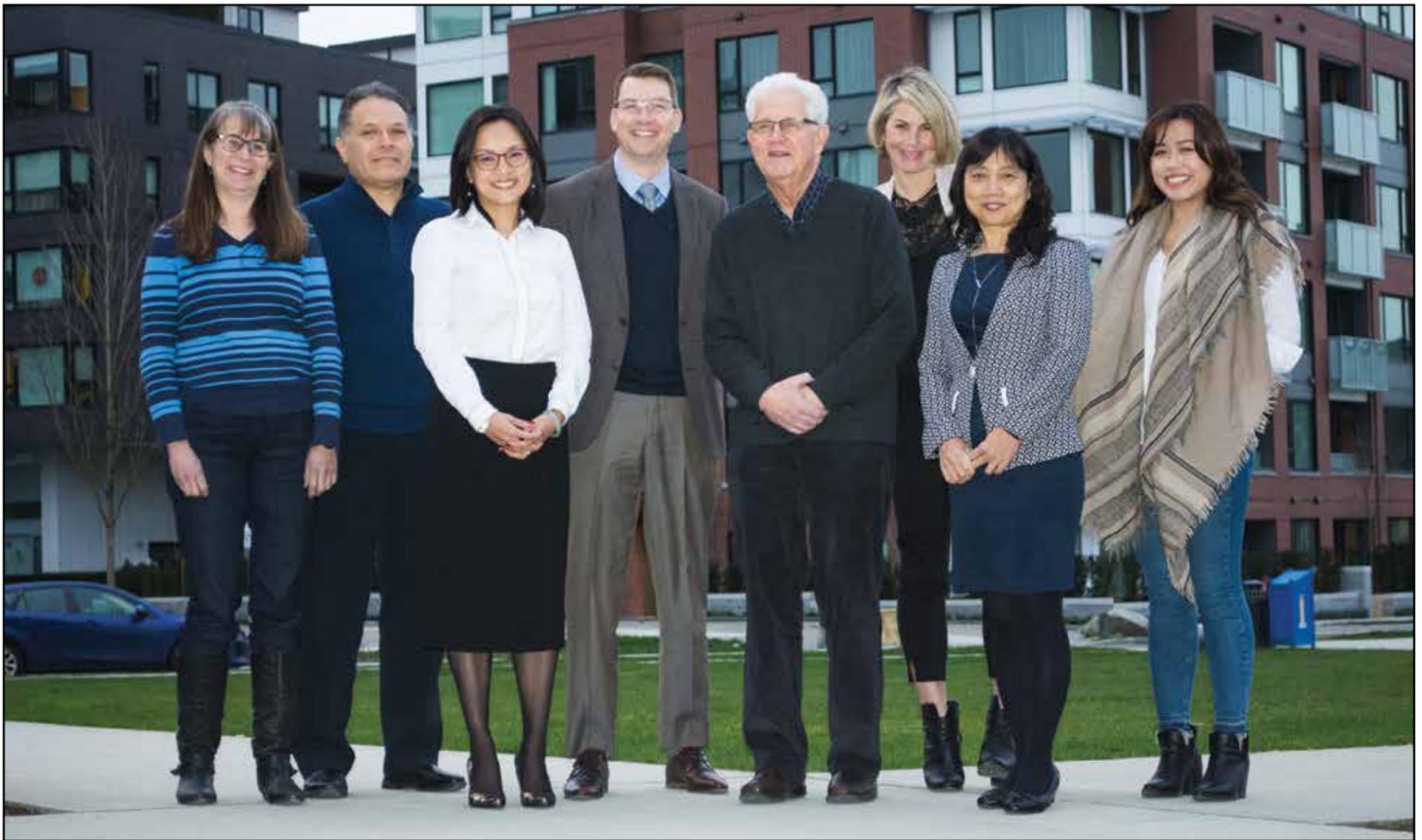
# Lunar New Year Celebration in Wesbrook Place



UNA staff and volunteers



## UNIVERSITY NEIGHBOURHOODS ASSOCIATION BOARD OF DIRECTORS



University Neighbourhoods Association Board Directors from left to right: Laura Cottle, Secretary, Elected Resident Director; Raymundo Escalona, Elected Resident Director; Ying Zhou, Chair, Elected Resident Director; Michael Shakespeare, UBC Appointed Director; Richard Alexander, Elected Resident Director; Carole Jolly, UBC Appointed Director; Rose Wang, Elected Resident Director; Sally Lin, AMS Appointed Director.

### MESSAGE FROM THE UNA CHAIR

# UNA

#### Message from the Chair

I am honoured to serve as the Chair of the UNA Board of Directors, and look forward to building on the success of past Chairs and Board Directors to ensure the UNA continues to support residents and our neighbourhood communities.

Over the past several years, the UNA has explored and implemented opportunities to enhance engagement with UBC through mechanisms such as having a resident member participate in UBC's Development Permit Board, quarterly meetings with UBC Executive and senior staff, the creation and participation in the UBC/UNA Joint Financial Task Force, daily engagement with UBC administration, bi-annual co-hosted UBC-UNA community conversations, and resident consultation on the range of development projects in the neighbourhoods. This partnership has contributed to the UNA's success.

At the same time, we have heard the need for even greater engagement with residents in decisions that affect the neighbourhoods, particularly in light of the financial pressure that the UNA is facing with the declining Service Levy revenue and the recent download of fire service costs from the province. This was a theme that was conveyed by concerned members of the community at the recent UNA AGM. The UNA Board supports enhancing engagement with UBC and has identified resident engagement and communication as a key priority for this Board. I have been exploring opportunities to increase engagement between the UNA Board, residents and the UBC Board of Governors. One suggestion was to create a Liaison Committee of the UBC Board of Governors that includes UNA and UBC board members representatives to identify and discuss common interests and work towards resolving areas of mutual concern.

I am pleased to report that the UBC Board of Governors approved the formation of this committee at the February 15th Board meeting. The Liaison committee itself will approve the terms of reference, and the intention is for this committee to hold its first meeting in April. As board chair, I will be participating in the Liaison committee and am committed to bring important issues that impact our residents forward to this Committee for discussion. This is a great step forward in further enhancing communication and engagement between residents and UBC.

I look forward to keeping you informed on the emerging priorities of the UNA Board and its progress on key issues. Please stay tuned for future updates from me, or reach out and connect with me directly.

Sincerely,  
Ying Zhou, UNA Elected Resident Director and Board Chair

# UNA

#### 主席致函

我很荣幸担任UNA董事会主席，并期待在前任主席和董事会成员所取得的成功的基础上，确保UNA继续为居民和我们的邻里社区提供支持。

在过去的几年中，UNA建立了一些良好的机制，例如让居民成员参与UBC的开发许可委员会、与UBC的高管和资深骨干召开季度见面会、创立并参与UBC / UNA联合财务工作组、与UBC行政部门建立日常接触、一年两次共同主持UBC-UNA社区对话以及就邻近社区发展项目的范围征询居民意见。通过这些机制，UNA探索了一些旨在增进与UBC合作的可能性，并将此付诸实践。这样伙伴关系为UNA的成功运营奠定了坚实的基础。

与此同时，我们也听到了大家的建议：在做出对邻里有影响的决定时，我们需要与居民有更多的互动，特别是鉴于UNA面临的服务费(Service Levy)收入下降以及最近省政府消防服务费下放所造成的财政压力。这是一些社区成员在最近的UNA年度大会上所传达的一个主题。UNA董事会支持加强与UBC的合作，并将推动居民参与和沟通确定为董事会的一项重点工作。我一直在寻找机会来增进UNA董事会与居民和UBC董事会之间的互动。建议之一是建立一个包括UNA董事会代表、居民代表和UBC董事会代表的共同联络委员会，以确定和讨论彼此共同的利益，并努力解决共同关心的问题。

我很高兴地告诉大家，UBC董事会在2月15日的董事会会议上批准了组建这个委员会的决定。联络委员会自己将批准职权范围，以便使该委员会能在4月份举行第一次会议。作为董事会主席，我将参加联络委员会，并保证将影响我们居民的重要问题提请本委员会讨论。这是进一步加强居民和UBC之间沟通和互动的一大举措。

我期待着向大家通报UNA董事会新的工作重点以及在核心问题上所取得的进步。敬请关注我在以后将发布的新消息，或直接与我联系。

UNA民选董事会代表及董事会主席  
Ying Zhou

敬上!

**WORKSHOP continued from Page 1**

Discussing the roles and responsibilities of Strata Council, the workshop leaders did not refrain from pointing to the sometimes time-consuming burdens council members—as representatives of the owners—carry in fulfilling their responsibilities.

As a cartoon in the handout—showing a line of people with complaints and no one in the gratitude line—stated: “A Little Thanks Goes a Long Way!”

Council members of a Strata Corporation—elected at the Annual General Meeting (AGM) of owners—are responsible for:

- Approving the annual budget, including operating expenses, fees and special assessments if any.
- Carrying out the plans for the Strata



**Organizers Chris Finch and John Lin**

Corporation approved at the AGM.

- Managing expenses against the approved budget.
- Responding to emergency situations.
- Enforcing bylaws and rules.
- Authorizing withdrawals from contingency reserve fund (CRF).
- Hearing and responding to concerns of residents.
- Managing disputes.
- Working with the Strata Manager and Building Manager.
- Communicating with the management company.

Several veteran council members participated in the Sunday workshop, and they spoke frankly about how Strata councils often have difficulty attracting fellow council members. A prominent member of the Strata community at UBC in attendance said: “You have to railroad people.”

Mr. Finch and Mr. Lin listed special concerns for residents which included: smoking, rentals, pets, renovations, move-in and move-out fees, parking and noise.

From the work of Strata council, discussion at the UNA event turned to the inflammatory issue of smoking in a Strata building—an issue likely to become more inflammatory later this year when the federal government legalizes the recreational smoking of marijuana in Canada.

Some workshop participants said they understood smoking was not allowed anywhere in their Strata buildings under Strata bylaws. Others insisted it was possible to smoke in suites, albeit it was under restrictions—as long as the windows were



**Residents in discussion at Strata 101 workshop**

closed, for example.

Continuing the discussion on special concerns, a UBC owner who sat on council recalled how, contrary to the bylaws of her building, a resident had two dogs living there. Both dogs were pit-bulls.

As Mr. Finch and Mr. Lin pointed out, the number of Stratas at UBC has nudged upwards every year since the first building came on the market in Hampton Place in the mid-1990s. Continued growth is virtually certain with UBC projecting a future University Town of more than 22,000 residents.

A University Town population map—unveiled in 2017 workshop on UBC Game-Plan, 20-year Recreation and Athletics Facilities Strategy, shows the population in five current UBC residential neighbourhoods and three future neighbourhoods as follows:

- Chancellor Place – 1,700
- Hawthorn Place – 1,800
- Hampton Place – 2,300
- Wesbrook Place – 4,200 now (future 12,000)
- East Campus – 600
- University Boulevard (future) – 1,000
- Stadium Road (future) – 2,000–2,500
- Acadia East (future) – to be determined.

Many of the future University Town residents may not have lived in Strata title buildings before. The UNA Strata 101 presentations—available in English and Mandarin—are designed to help them get the information they need to enjoy life at UBC to the utmost.

Another session—exclusively in Mandarin—is planned for February 28 from 10:00 am to 11:30 am at the Wesbrook Community Centre.

## Strata Living Workshop Briefs

“Condominium Home Owners Association (CHOA) is a wonderful organization.” This comment about the association that provides professional advisory services—based on individual Strata needs—was made several times during the February 4 Strata 101 workshop.

A brief visit to the CHOA website [www.choa.bc.ca](http://www.choa.bc.ca) revealed how CHOA can help you: “As the largest association representing the Strata industry in British Columbia, CHOA provides advisory services, education, resources and support for our members. Our full time advisors are here to help and are available to assist our members by phone, email or in office meetings. We strive to continually educate Strata corporations and Strata lot owners in every aspect of Strata property living.”

If you need help to resolve a dispute in your Strata, you can visit the Civil Resolution Tribunal (CRT)—a Canada’s first online tribunal [www.civilresolutionbc.ca](http://www.civilresolutionbc.ca). Workshop attendees learned that CRT mediation of Strata disputes is far simpler—and cheaper—than mediation through the court system. An owner at the workshop reported that of 2,000 disputes registered with the CRT since its inception, 80% progressed to resolution.

The CRT website says that the tribunal members are appointed by the provincial government, in consultation with the Chair of the Civil Resolution Tribunal. The CRT resolves small claims disputes \$5,000 and under, and Strata property (condominium) of any amount. It encourages a collaborative approach to dispute resolution and offers an online tool called the Strata Solution Explorer as the first step in the CRT process. “We’ll give you free legal information and self-help tools. If necessary,

you can apply to the CRT for dispute resolution right from the Solution Explorer.”

When an owner at Strata workshop wished to know how he could get on council in the Strata building in which he lives, another owner said helpfully, “Raise your hand.” In other words, getting on Strata council is relatively easy due to the large shortage of council members. Contact a current council member—most councils are on the lookout for new members.

Workshop leaders Chris Finch and John Lin stressed that owners unable to afford the time to serve on council should—at very least—read the Minutes of Council meetings. Most Strata council meetings are held monthly, and Minutes are distributed following the meetings.

“Make sure the bylaws are right,” an owner announced. This led to protracted discussion about bylaws. Mr. Finch advised: “Simplify! Simplify! Simplify!”

Owners at the Strata workshop agreed that communications between Strata councils in multiple buildings at UBC is something well deserving of improvement, and several owners spoke encouragingly of the initiative underway at the University Neighbourhoods Association to achieve this goal.

In recent months, the UNA Executive Director Johanne Blenkin has met with several Strata councils. “We have something good happening,” someone said. This area is always ripe for improvement since councils in different buildings at UBC neighbourhoods face common problems.

## Regulating Smoking in Strata Buildings

The majority of residents in UBC neighbourhoods prefer to live in a healthy and safe smoke-free environment.

To balance the interests of smoking and non-smoking residents and visitors, a Strata corporation can create a bylaw that would regulate smoking in the Strata lot as well as on common property.

Even if a Strata doesn’t have a smoking bylaw, there are other Strata bylaws and provincial and local legislation that can be used to address second-hand smoke, which may cause danger and discomfort to other persons and unreasonably interfere with the rights of other persons to use and enjoy the common property.

### The Standard Bylaws in the Strata Property Act

#### Use of Property

- 3 (1) An owner, tenant, occupant or visitor must not use a Strata lot, the common property or common assets in a way that
- (a) causes a nuisance or hazard to another person,
  - (b) causes unreasonable noise,
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another Strata lot,
  - (d) is illegal, or
  - (e) is contrary to a purpose for which the Strata lot or common property is intended as shown expressly or by necessary implication on or by the Strata plan.

### Tobacco and Vapour Products Control Act

#### No tobacco or vapour product use in or near certain places

- 2.3 (1) Subject to subsection (2), a person must not smoke tobacco, hold lighted tobacco, use an e-cigarette, or hold an activated e-cigarette
- (a) in any building, structure, vehicle or any other place that is fully or substantially enclosed and
    - (i) is a place to which the public is ordinarily invited or permitted access, either expressly or by implication, whether or not a fee is charged for entry,
    - (ii) is a workplace, or
    - (iii) is a prescribed place, or
  - (b) within a prescribed distance from a doorway, window or air intake of a place described in paragraph (a).
- (2) Subsection (1) does not apply to the ceremonial use of tobacco (a) in relation to a traditional aboriginal cultural activity, or (b) by a prescribed group for a prescribed purpose.

# Discover the Forest and Know Your Neighbour

**Lili Zhang**  
UBC resident

Editing by Laura Cottle  
and Ren Huang

On February 17, the walking tour *Discover the Forest with a Naturalist* began amid early spring snow flakes. Despite this chilly weather, more than 30 people showed up for the event. Led by Laura Cottle and volunteers from UBC forestry faculty, the group headed to Pacific Spirit Park.

Stopping at a huge Douglas Fir tree, Laura explained how to identify it. She



The beauty and wonder of the forest

asked the children to search around on the ground for tree seeds and look for a cone which had little ‘tails’ sticking out. The kids could also feel the rough, thick bark of the tree—another clue for identification. Laura told them that Douglas Fir trees could provide safe haven if a forest fire broke out.

After introducing the forest ecosystem, Laura spoke about how to tell the age of a tree. She showed a ‘wood cookie’ that she had been carrying around, and soon the kids started playing a counting game with it. But can we determine the age of a tree without cutting it down? In fact, in a park we can’t cut the tree down! And that’s when Johnny, a UBC forestry student, demonstrated to the group how a professional forester would determine the age of a tree using a kind of drill called an increment borer. It is amazing!

It was interesting to see young kids explaining the habitat ecosystem to their parents, especially to those whose English was insufficient to fully understand. During the tour, kids—accompanied by adults— were not just learning about nature, they also were learning how to live together with nature and appreciate the abundant benefits that we get from it.

The temperature was low, but everybody was enthusiastic in the two-hour outdoor tour. An eight-year old girl from China told me that it was the most interesting forest activity in which she had participated. To her, Laura was like a teacher in her own school, and the tour helped her meet new friends.

The *Discover the Forest* walking tour took place just at the time of Lunar New Year. There was a celebration in the Wes-

brook Community Centre of University Town. The crowds, the lion dance, the smiling faces were happy and warm.

As a new immigrant from China living in University Town—where many new immigrants live and enjoy real Canadian life—I would like my neighbours to meet each other, to learn more about our natural environment and to live with nature in balance and peace. University Town is inviting to people from all over the world.



The walking tour participants listen to Laura Cottle

## Multiple Studies of Local Cliff Erosion Planned for 2018

Maria Harris, Electoral Area A  
Director, Metro Vancouver  
February 2018 Update

The erosion of the cliffs on the western and northern margins of the Point Grey Peninsula is of ongoing concern. It has accelerated significantly in the last hundred years— due to stormwater overflows, tides, uprooted trees, groundwater seepage and human activity— and potentially threatens infrastructure, roads and several buildings.

In some areas, the cliffs have eroded to within close proximity of Northwest Marine Drive, with the potential to affect both the road and a UBC sewer line. Additionally, the erosion threatens wildlife habitats, including a large heron nesting site, and has implications for the Musqueam First Nation whose reserve lies nearby.

Collaborative efforts involving UBC, the UEL Administration, the Ministry of Transportation and Infrastructure, and Metro Vancouver are ongoing to investigate cliff erosion along Northwest Marine



Cliff is visible from Wreck Beach at western tip of Pacific Spirit Regional Park



Drive in proximity to Wesbrook Crescent.

Several studies are planned for 2018 to better understand the erosion and to plan for mitigation. These projects are pending approval from the relevant authorities. Additional information will be provided in the

next few months, as the plans take shape.

**Editor’s Note:** In Integrated Stormwater Management Plan for the Vancouver Campus, released in March 2017, UBC reports on best management practices for stormwater systems as follows:

“Principal drivers for the stormwater system at UBC have been the prevention of flooding and minimization of cliffs erosion in Pacific Spirit Park. In the past, UBC has

completed works on and off campus to improve the effects of stormwater discharge from the campus on adjacent properties. Significant effort was made to minimize the erosive effects that the campus discharges contribute to. A 2010 erosion survey that reviewed a five-year period indicated that current erosion levels are acceptable, but increases in flows would likely accelerate some erosion.”

**Vancouver, UBC, Real Estate Specialist, 温哥华, 地产专家**



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## Holi Festival Files Event Plans with UBC

A Hindu spring festival—called Holi—with cultural roots in southeast Asia coming to UBC in March.

Organizers of Holi— Indian Student Association—say their event is also known as the festival of colors or the festival of sharing love. It “signifies the victory of good over evil, the arrival of spring, end of winter, and for many a festive day to meet

others, play and laugh, forget and forgive.” Event planners say they are working with UBC to manage and address community concerns about the event which is scheduled to take place Saturday, March 24, 11 am to 4 pm at 6190 Agronomy Road.

Attendance is expected to top 1,500. Campus residents are invited to attend.

# Kids Take Over UBC for Day of Family Fun

*New tradition—fun-filled arts festival—springs up at UBC*

*Kids Takeover UBC* was born out of the desire to create a fun event at UBC for the February Family Day weekend. Brought to life through a partnership between UTown@UBC and UBC Arts and Culture partners including MOA, UBC Theatre, Belkin Gallery and UBC Opera, the event incorporated the playful theme of kids “taking over” to deliver a sold-out community arts festival on campus.

“We thought the family day weekend was a great opportunity to showcase the amazing cultural venues and programs that UBC has to offer families,” said one of the event organizers Shiloh Bouvette, Manager of Community Programs at Campus and Community Planning. “We are so pleased with the response and hope this event helped families and especially kids, feel like they could make this part of campus all their own.”

*Takeover Day*, first launched in the UK, is a celebration of children and young people’s contributions to museums, galleries and arts organizations. For *Kids Takeover UBC*, UBC staff trained local students

from Norma Rose Point School and UNA youth volunteers to take on meaningful roles throughout the day including leading workshops, giving tours, running social media channels and more. In the lead up to the event, UBC President, Santa Ono, also got into the playful mode by helping to film a teaser video which featured “kids taking over” his office.

On the day of the event, activities at MOA went on all day and featured youth-led arts and crafts, dance mobs, tours and musical performances by Zhambai Trio musicians (who also treated young guests to African dance lessons).

Frederic Wood Theatre featured an Indigenous play by Joseph A. Dandurand called *Th’owxiya: The Hungry Feast Dish*.

Many young eyes were glued to the stage at the Old Auditorium while UBC Opera performed excerpts from their latest show *Cinderella* before the young guests were invited on stage for pictures and backstage tours. Finally, the Belkin gallery held readings from Siv Widerberg’s 1973 children’s book *I’m Like Me: Poems for people who want to grow up equal* and helped kids make their own colourful placards featuring slogans such as *All dogs are cute* which could be seen all around the campus for the rest of the day.

To complement the arts programming,

the event also featured a food-truck festival, photo booth and appearance by the UBC Thunderbird Marching Band to help attendees play in the sun which decided to turn up that day.

Organizers of *Kids Takeover UBC* feel that the success of the event speaks to the valuable role that arts can play in connecting the UBC community, particularly

those who call UBC home. “Given the really positive response to this event – we sold well over our target for family passes and we’ve been hearing great feedback from attendees of all ages – we think we may have stumbled upon a new tradition for UBC,” said Ms. Bouvette.

Photo credit UTown@UBC.

