

# THE CAMPUS RESIDENT

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## STADIUM ROAD NEIGHBORHOOD DEVELOPMENT

### “We Shape Our Buildings and Thereafter They Shape Us”



The Stadium Road Neighbourhood Plan Area (indicated by red dotted line) in the southern part of UBC campus bounded by East Mall, Stadium Road and 16th Avenue. Photo credit: UBC Campus and Community Planning.

**Terry M. Mullen**  
Hawthorn Place resident

As a resident of Hawthorn Place, and in common with many other interested parties, I attended the public consultations organized by Campus and Community Planning (C+CP) in regard to the proposed Stadium Road Neighbourhood. The experience was instructive and interesting. The models and information panels were professional in appearance and instructive. The persons on hand to answer questions were affable and, for the most part, knowledgeable. Moreover, they seemed genuinely receptive to comments, even those that were critical. The coffee, cookies and carrots were fresh. That said, I left the sessions disappointed, indeed dismayed.

What an opportunity lost, I thought. In the back of my mind was that dictum (attributed to Churchill, as I recall, but the

attribution doesn't matter) that “We shape our buildings and thereafter they shape us”. Here we had a near blank slate for the planners and UBC Board of Governors to work with, and it turned out that the best minds that UBC money could buy were sprucing up a well-worn model that was not so much tried and true as tired and blue.

I felt I had been misled ... or perhaps, I had misled myself. I had assumed that the word ‘neighbourhood’ meant a community of persons sharing common experiences and interacting together. It was immediately apparent that this is not what C+CP had in mind, or at least not what the Board of Governors – whether or not inadvertently is of no consequence – had instructed C+CP to design. Clearly, they were creating spaces for people to live, not neighbourhoods.

**NEIGHBOURHOOD continued on Pages 6-7**

Please see Letter from UBC President on Stadium Road Neighbourhood development on Page 5.

## UBC Planners Protect Community by Monitoring Short-Term Rentals in Stratas

“Luxury” two-bedroom UBC condos are listed on Airbnb at short term rental rates from \$278.00 per night to \$388.00; UBC says “activity has been relatively limited”

**John Tompkins**  
Editor

Short-term rentals of condominiums have become the subject of lively debate at UBC, inspired in part by legalization of the business in Vancouver.

Does this Vancouver bylaw apply in any way to the University Neighbourhoods? To clarify the situation, The Campus Resident contacted Grant Miller, Director of Planning, Development Ser-

vices, UBC Campus and Community Planning, and this is what Mr. Miller said:

“UBC is not within the jurisdiction of Vancouver and is not subject to Vancouver short-term rental regulations. There is no provision for licensing a short-term rental business in typical strata residential properties in UBC Neighbourhoods. It is not a supportable home based business.

“We are monitoring the situation at UBC and find the activity has been relatively limited and we have not heard many specific concerns to this point. We will investigate complaints regarding specific properties on a case by case basis.”

**UBC PLANNERS continued on Page 8**

## Stratas Have Final Say on Short-Term Rentals through Bylaws

Stratas can create bylaws to limit or ban short-term rentals; Province gives stratas effective mechanism to enforce short-term rental bylaws – with fines of up to \$1,000 a day

**John Tompkins**  
Editor

The Province of British Columbia has announced that on July 18, Strata Property Regulation 7.1 (*Maximum Fines*) was amended to allow strata corporations the right to impose fines of up to \$1,000 a day for owners or residents not complying with a strata bylaw limiting or banning short-term rentals.

The previous allowable fine of \$200 a week was not considered a sufficient deterrent to infractions.

“A change to the Strata Property Regulation will support strata corporations in enforcing short-term rental bylaws, helping strata corporations address issues that can arise from short-term rentals, while keeping long-term rentals in the market,” said the Ministry of Municipal Affairs and Housing in a News Release.

**STRATAS continued on Page 9**

### The UNA AGM

will be held on  
Thursday November 1

Wesbrook  
Community Centre  
Social Room

7:00pm to 9:00pm

# UBC Delighted with Rapid Transit to Arbutus

## “But Why Stop There?”

*Funding approval of the Millennium Line Broadway Extension to Arbutus is significant milestone for transit in Metro Vancouver. Construction is expected to be completed by 2025. UBC is advocating that the Millennium Line be further extended to the Point Grey campus*

**John Tompkins**  
Editor

“Follow the path all the way to the Point.” This exhortation came Saturday afternoon, July 28 at a town hall meeting organized by Joyce Murray, Vancouver Quadra MP. Ms. Murray had invited four experts to the town hall to consider ‘Public Transportation and the Broadway Extension - What’s the Plan?’



One of the debaters was Michael White, Associate Vice-President, UBC Campus and Community Planning, and Mr. White was of a mind to remind those 75 people attending the meeting of recent events. “We are delighted,” Mr. White said of the eagerly-awaited announcement on June 28 of a financial plan which will provide for the largest investment in transit and transportation in the history of Metro Vancouver. “But why stop there? Why not go all the way to UBC (in Point Grey). Don’t wait 30 years.”

Mr. White set the tone for a spirited discussion on rapid transit in the Lower Mainland to follow.

Jerry Dobrovolsky, Chief Engineering and General Manager of Engineering Services, City of Vancouver, sounded sympathetic to the UBC position. “The City of Vancouver would like the Broadway line go through to UBC,” Mr. Dobrovolsky said. Under the funding formula announced June 28, it will, in fact, go only as far as Arbutus. “We made a compromise,” said Mr. Dobrovolsky.

Michelle Barile, Executive Director of the West Broadway Business Improvement Association (BIA), said the main concern of the 300 Broadway merchants the BIA represents is that they may face the same kind of disaster that merchants on Cambie Street faced when the Canada Line was constructed using the old cut-and-cover technique. Sany Zein, Vice-President, Infrastructure Management and Engineering at Translink, the fourth speaker at the town hall meeting, said: “It will be a bored tunnel.”

In July update to residents living in the UBC and UEL communities, Maria Harris, Metro Vancouver Electoral Area A Director and Member of the Mayors’ Council on Regional Transportation, reported: *A major portion of the Mayors’ Council 10-Year Vision for Transit and Transportation has been transformed from a vision into reality. The Phase Two Investment Plan provides for the largest investment in transit and transportation in Metro Vancouver’s history.*

*Among its many improvements, the Plan includes the Millennium Line Broadway Extension (i.e., the Broadway subway to Arbutus) and an increase in bus service. Lining up the funding for the Phase Two Plan has been a significant challenge, and has been the principal reason why the Plan was not adopted sooner. The federal and provincial governments have agreed to make substantial contributions towards the capital cost of the improvements.*

*The region’s share of the funding will come*

*from a variety of sources, including transit fare increases, a parking tax increase, and an increase in property taxes. In addition, the provincial government has committed to enacting legislation that will allow TransLink to increase the motor fuel tax by 1.5 cents per litre by spring 2019. Each of these sources will make a modest contribution to the total funding from the region.*

*While the eastern part of the route will be above ground, most of the route will be a bored tunnel beneath Broadway. Construction is anticipated to be completed by 2025.*

*Initially, trains are expected to run every three to four minutes during peak periods, and every six to eight minutes during off-peak periods.*

*There will be a 250% capacity increase over that of the 99 B-Line, with the ability to increase capacity further over time.*

UBC is advocating that the Millennium Line be further extended to the Point Grey campus, rather than have UBC-bound passengers transfer to buses at Arbutus, and the UBC Board of Governors approved the advocacy strategy to secure a fast, frequent, high-capacity transit service to the Vancouver campus. According to UBC Transportation, the Millennium Line Extension to UBC project timeline is as follows:

- 2018-2019 (anticipated) – **TransLink identifies next round of investments through Regional Transportation Strategy** – Opportunity to confirm extension to UBC as regional priority.
- 2019 (targeted) – **Secure Funding for Project Development for Extension to UBC** – UBC to work with TransLink and City of Vancouver to advance business case and get ready for procurement.
- 2021 (targeted) – **Secure funding for Project Delivery of Extension to UBC** – Relies on commitments from senior levels of government and regional partners, including UBC.
- 2022 (targeted) – **Launch Procurement for Extension to UBC** – Relies on inclusion in TransLink 10-year Investment Plan.
- 2025 (anticipated) – **Millennium Line Extension to Arbutus Opens** – B-Line Bus service connects Arbutus to UBC.
- 2028 (targeted) – **Millennium Line Extension to UBC Opens.**

## METRO VANCOUVER ELECTORAL AREA A

### Maria Harris Decides Not to Seek Re-Election

Director Maria Harris has decided not to put her name forward for re-election at the upcoming Metro Vancouver Regional District Electoral Area A General Local Election on October 20.

Announcing her decision, Ms. Harris said:

“I am immensely grateful that residents of Electoral Area A gave me the opportunity to serve three terms as their elected representative at Metro Vancouver (Director) and at the Mayors’ Council on Regional Transportation (Member), so it was with regret that I came to the conclusion not to seek re-election. I have decided for personal reasons that it is time to move on to something new.”



Maria Harris

### Before and After School Care Program Will Be Coming to UBC Community

The YMCA of Greater Vancouver, in collaboration with UBC and the UNA, is thrilled to announce the extension of its Kids Clubs. The Y’s licensed before and after school care program will be coming to the UBC community at both Westbrook Community Centre and the Old Barn. The target opening date is the first day of school in September, however this will depend on the licensing process being completed.

Registration priority will first be given to residents with no affiliation to UBC, followed by UNA staff & resi-

dents with affiliation to UBC, and then to the off-campus community.

We will serve children attending Norma Rose Point Elementary using a walking school bus. Options for serving children who attend University Hill Elementary are also being explored.

If you are interested in applying for the YMCA’s before and after school care program, please fill out the following Expression of Interest Form.

For more information please contact [ymcakidsclub@gvymca.ca](mailto:ymcakidsclub@gvymca.ca) or call 604-939-9622.

### New E-Mail Service Connects Strata Chairs in Same Neighbourhood

The University Neighbourhoods Association has announced a new tool for strata chairs on campus to communicate with each other through e-mail.

Wegland Sit, UNA Operations Manager, said the e-mail tool will be great for strata chairs in the same neighbourhood to discuss and share with each other such information as: Strata Management; Waste and Recycle Collection; Contractors (Gardening, Plumbing, Electrical); Security Systems; room/equipment sharing, and so forth.

In a news release, Mr. Sit said: “We are actively listening to strata chairs feedback and evaluating the opportunity to expand this e-mail service to connect stratas across different neighbourhoods in the future.

“If you’re a strata chair and did not receive our earlier e-mail announcement, or if your building had a recent strata chair change, please let us know by e-mailing [reception@myuna.ca](mailto:reception@myuna.ca) to update your building’s strata chair contact information.”

# THE CAMPUS RESIDENT

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## EDITOR & BUSINESS MANAGER

JOHN TOMPKINS

Tel: 604.827.5158

Email: CampusResident@myuna.ca

## DESIGN PRODUCTION

REBECCA IND

Email: Rebecca.Ind@myuna.ca

## LETTERS TO THE EDITOR

### UNA Not Taking Steps to Better Governance

UNA has not taken a “first step to better governance” as your July 16, 2018 headline suggests. Instead, UNA has retreated several steps to join UBC’s resistance to democratic governance for campus residents.

Campus residents want a UNA Board composed solely of directors elected by its members, a board that does not include directors appointed by UBC and the AMS.

UNA members sent this clear message to the UNA directors at the Annual General Meeting of January 2018 by voting overwhelmingly to defeat UNA bylaw amendments that failed to remove UBC and AMS appointed directors.

Instead of honouring this wish, UNA has helped UBC establish a ‘Liaison’ Committee with UNA whose terms of reference “clarify” that the UNA is only “an advisory board to the UBC Board of Governors” rather than the independent municipal-like government residents are

seeking. Indeed, this Liaison Committee does not even report to the full Board of Governors, but only to its Property Committee.

And, according to your May 15, 2018 issue, UNA Chair Ying Zhou has told the Liaison Committee: “. . . while some university neighbourhoods residents would prefer to see a fully elected Board, the UNA Board itself values the contribution of its UBC- and AMS-appointed members.” “Some residents”, Ms. Zhou should recall, being 75% of the voting members at the Annual General Meeting who elected her.

The UNA directors and UBC have therefore accepted that the Board of Governors is the ultimate level of municipal government for the 11,000 UBC neighbourhood residents, even though the residents have no representation on the Board of Governors nor even a right to appear before it or to make representations to it.

UBC’s relationship to campus residents is

essentially that of a developer advancing financial interests that are sometimes in conflict with the interests of the residents. We saw this in UBC’s recent effort to develop new housing at Thunderbird Stadium and we see it today in the ongoing challenges faced by residents in Hawthorn Park as UBC proceeds with over-reaching plans for the Stadium neighbourhood. Having voting appointees of UBC on the UNA board is akin to Vancouver City Council having seats reserved for property developers.

The Liaison Committee’s Member-at-Large is Mr. Thomas Beyer, also a developer. While Mr. Beyer has served on the UNA Board, his statement in your July 26, 2018 editorial page shows a disturbing lack of knowledge of governance at UBC. He likens UBC to a landlord and university resident owners to tenants, saying: “*Being a landlord myself, I know that landlords have a lot of responsibility, and the tenant has often a lot of rights, well above their pay grade or the rent they pay.*”

While UNA residents hold their properties under long term leases, they are clearly not tenants with rights under the *Residential Tenancy Act* as Mr. Beyer seems to imagine. Mr. Beyer’s analogy is inappropriate and offensive to residents, the more so because he seems to identify with UBC as a landlord and rather than with the residents, whom he seems to regard as troublesome tenants with too many rights.

Mr. Beyer evidently believes he has learned from his governance experience, describing himself as “*10 years wiser and whiter*”. Clearly, Mr. Beyer still has a lot to learn, as do we all: UBC will learn that the platitudes of UNA Chair Ying Zhou do not reflect the deep dissatisfaction and distrust of campus residents with UBC’s development agenda, and UBC residents will learn that their hopes for democratic governance will not come easily or soon.

**David Van Blarcom**  
Resident, Hampton Place

### We Need Tiny-Tot Play Area in Hampton Place

As residents of the various UBC neighbourhoods, we are indeed fortunate to have such beautifully designed and landscaped recreational spaces which contribute so much to a healthy and well-balanced life style. Particularly noticeable on these

lovely summer days are the many areas designed for the enjoyment and healthy development of children. The swings, slides, teeter-totters, sand pits and water features contribute much pleasure to the lives of our little ones and to the lives of

their parents, grandparents and care givers.

But Hampton Place is left out! Perhaps the condos and townhouses of Hampton Place were designed to be ‘adult-

oriented’ when they were built. But times have changed.

Hampton Place is now home to many couples with new babies, families with one or two children, and grandparents or aunts and uncles with lots of visiting children.

The residences of Hampton Place provide for adult recreation with gyms, spas, recreation rooms or swimming pools. The older school children and teens can easily walk to the various recreation facilities in other university neighborhoods. But Hampton Place toddlers, pre-schoolers and kindergarten and primary school children either have to play quietly inside their apartments, or they have to be packed into strollers, or strapped into car seats, and pushed or driven to play areas in other UBC neighborhoods to get healthy outdoor play time.

We need a tiny-tot play area in Hampton Place!

Why not set up a play area on the large traffic island in Hampton Place closest to 16th Avenue, near entrance to the nature trails? Some enterprising neighbours have already set out some lounge chairs there so they can enjoy this park-like setting close to home.

We need our UNA to develop a small scale, properly designed, tiny-tot play area for the enjoyment and healthy development of the children of Hampton Place.

**Sandra Price-Hosie**  
Resident of The Bristol, Hampton Place



Nobel Park playground at Wesbrook Place. Photo credit Don Erhardt, UBC.

# Your Passport to Wellbeing

## Stay Fit, Active, Social!

*Your Passport to Wellbeing Project Ready to take Registration for the Fall*

After two months of busy planning over the summer, *Your Passport to Wellbeing* Project is ready to take registration for the fall!

*Your Passport to Wellbeing* is a free 12-week program consisting of 52 activities, designed by seniors for seniors to improve their physical strength, mental health and social wellbeing. The activities will be led by a mix of paid instructors and Senior Ambassador Volunteers, ranging from active living, social programs, educational workshops, to field trips. Through trying out these different activities first hand, seniors will discover their own path to wellbeing. *Your Passport to Wellbeing* is funded by Employment and Social

Development Canada under its New Horizons for Seniors Program.

**When does the Project Start?**

The Project will kick off on Sept 15 with a Welcome Party – all seniors are invited to join. Following the kick-off party, programmed activities will start from the week of September 17 onward. The last week of the program is in the week of December 2, with a Wrap Up Party on December 8. In other words, *Your Passport to Wellbeing* Project lasts from September 15 to December 8.

A Wellbeing Passport is being produced, where you can view the project timeline, weekly activity schedule and program description. Anyone who registers for the program will be given a physical copy or an e-copy of the Wellbeing Passport.

**Where do the activities take place?**

The program activities will take place across campus – many activities will be at Wesbrook and The Old Barn Community

Centre, others will be in partners’ facilities such as UBC Aquatic Centre, Osborne Bodyworks, UBC Botanical Garden, Roy Barnett Recital Hall, TRIUMF, etc.

**Any constraints to participate in the activities?**

We have adopted the inclusive definition of seniors from the New Horizons Program- anyone who is 55 and over are welcome to participate. Most activities are senior friendly and accessible to all abilities, with a few exceptions. These details will be program specific and listed in the Passport next to each program and its description. Considerations have been taken to offer programs that accommodate seniors’ different physical capabilities.

**How to Register:**

Step 1: Register for the Passport

Fill out the Project Registration Form to become a member. You can do this in person at Wesbrook or The Old Barn Community Centre, email [qiuning.wang@myuna.ca](mailto:qiuning.wang@myuna.ca)

or visit <https://tinyurl.com/UNAPassportRegistration> to get an e-copy of the form. Once registered you will receive a physical copy or an E-copy of the Wellbeing Passport.

Step 2: Register for Individual Activities

Browse the activity schedule in the Passport and then register for the activities you like – you can do this in person at Wesbrook and The Old Barn Community Centre, over the phone at (604)822-4227 or online at [myuna.ca](http://myuna.ca). Make sure to take note of the program location, and any specific details outlined in the program you are interested in.

**How to Volunteer**

We still need Seniors Ambassadors to help facilitate some of the programs. Please join our team! We welcome volunteers in any capacity. If you are interested in volunteering, please email Qiuning Wang, Community Engagement and Volunteer Coordinator, [Qiuning.wang@myuna.ca](mailto:Qiuning.wang@myuna.ca) for more information.

YOUR **PASSPORT**  
TO **WELLBEING**

FALL 2018

**UNA**

Your Passport to Wellbeing is a free 12-week program designed for seniors, led by seniors. Every person has a different path to wellness; join our passport program and explore campus for educational workshop, social events and fitness classes.

Passport holders will get to try free programs at: Wesbrook Community Centre, UBC Bodyworks, UBC Aquatics Centre, UBC Botanical Gardens, and more!

**Pre-registration  
is NOW OPEN!**

WESBROOK COMMUNITY CENTRE  
**604.822.4227**

OLD BARN COMMUNITY CENTRE  
**604.827.4469**

*This project is funded by Employment and Social Development Canada under its New Horizons for Seniors Program*

## LETTER FROM UBC PRESIDENT

# Stadium Neighbourhood: Building a Thriving and Sustainable Community

Not only do I work at UBC, I'm also a campus resident. My family and I live on campus, and we enjoy feeling part of a community and meeting our neighbours when we go out walking or biking in the evening and on weekends.

Each of UBC's neighbourhoods is unique. Collectively they contribute to a vibrant, animated and engaging campus, and enrich our community of faculty, staff, students, residents, alumni and partners.

And now there's a new neighbourhood being planned for UBC – Stadium Neighbourhood. It presents an opportunity to build on past successes and create a next-generation sustainable community.

UBC's land endowment of 994 acres allows us to create vibrant neighbourhoods,

like Stadium, and green spaces that enable the academic mission of the university. Our vision is to create a complete campus community within and connected to the broader region; a community that's a model of diverse housing options, wellbeing, and sustainable infrastructure. This "campus as a living lab" will play an essential role in the regional ecosystem, supporting and connecting the region to world class education, research, health care and innovation.

The university's new strategic plan, Shaping UBC's Next Century, sets out our collective vision, purpose, goals and strategies for the years ahead (you can find the plan online at <https://strategicplan.ubc.ca/>). One of the core areas we're focusing on is people and places, and our campus neighbourhoods – and the people who

live there – play an important role.

With planning for Stadium Neighbourhood now underway, we have the opportunity to create a neighbourhood plan that delivers on several strategies outlined in the strategic plan such as attracting, engaging and retaining great people, creating welcoming physical and virtual spaces, and supporting the development of thriving and sustainable communities.

Housing affordability is a challenge across the Metro Vancouver region and our faculty, students and staff are not immune. Stadium Neighbourhood could result in homes for about 3,500 residents. Forty percent could be non-market housing, which exceeds the Housing Action Plan targets for faculty and staff housing, and expands rental options for members of UBC's community. The remaining 60 percent could be market housing which supports the academic mission through contribution to the endowment, pays for site servicing and community amenities, and funds the new stadium. Building Stadium Neighbourhood creates new housing options that will make it easier for potential faculty and staff members to choose UBC, join our community and stay here.

The strategic plan also identifies space as an important enabler of collaboration, innovation and community development. Physical spaces can create opportunities or barriers to connect, engage, work and play with others. Stadium Neighbourhood is being planned with this in mind, specifically aiming to help complete the South Campus by connecting neighbourhoods and destinations such as the Botanical Garden, UBC Farm and Thunderbird Park, create a community that maximizes opportunities for social interaction and community building, and to improve quality of life for residents. The planning process is also looking at integrating aca-



**Professor Santa J. Ono.**  
Photo credit Paul Joseph/UBC.

ademic and other spaces in ways that support learning and research and innovation as part of living on campus. I'm looking forward to seeing the outcome of this work.

Stadium Neighbourhood will play an important role in delivering on our commitment to developing healthy, sustainable and connected communities. The planning team is particularly mindful of using the university's land wisely, protecting and enhancing the natural ecology that surrounds us, and creating open spaces that support active community life as well as personal health and wellbeing. As a result, our new neighbourhood is being designed to be highly walkable, compact and have more density, to have sustainable, low carbon infrastructure and, to have a variety of open spaces that enable people to engage with each other and the natural environment.

We are also mindful of the need to consult with you, our neighbours. I recently met with current UBC neighbourhood residents to discuss the Stadium Neighbourhood. We listened to their concerns and suggestions and will be using their input to inform the planning process. We will also meet with residents again as that process unfolds. There will also be additional opportunities for public input through surveys, workshops and open houses.

With the 18-month Stadium Neighbourhood planning process heading into the third phase, options for the neighbourhood plan are taking shape. (You can find out more about the planning process – and future opportunities for public input – at <https://planning.ubc.ca/vancouver/projects-consultations/consultations-engagement/stadium-neighbourhood-consultation>). I look forward to seeing how the options balance aspirations for the neighbourhood, feedback from the community, technical and financial constraints, and direction given by the Board of Governors. I am certain that the final plan will result in a neighbourhood where people, community and nature thrive.

Best wishes  
Santa J. Ono



Neighbourhood. Photo credit UBC Campus and Community Planning.



Bird's eye view of the Stadium Road development. Source: UBC Campus and Community Planning.

## STADIUM ROAD NEIGHB

# Creating a Neighbourhood: “We Shape Our

*But as soon as buildings higher than, say, two storeys became the defining design imperative, whether or not the planners recognized the strange bedfellow of a stadium to the residential mix delivers the coup de grace... While I am disappointed, there is room for optimism to ameliorate the effect of the decisions which financial necessity created... Alternative ways of creating the relationships*

*Terry M.  
Hawthorn P.*

## NEIGHBOURHOOD continued from Page 1

Quality spaces for sure and in a setting of unquestioned beauty – for which Mom Nature gets most of the credit – with an abundance of amenities nearby, not the least being the campus of a leading Canadian university.

No doubt, UBC financial goals were paramount when the Board of Governors initiated the Stadium Road Neighborhood project, and those goals constrained C+CP from the outset. Thus, the resulting plan was always going to require significant density, and density necessarily means multi-storey buildings. I understand that. But as soon as buildings higher than, say, two storeys became the defining design imperative, whether or not the planners recognized it, the notion of a neighbourhood was abandoned. The continuing use of the term ‘neighbourhood’ was at best a distraction, some might think an intentional mischaracterization.

Added to the financial imperatives was another awkward dilemma with which the planners had to deal. The Board of Governors, the majority of whom clearly do not flinch when faced with the absurd, decreed that the Stadium Road Neighbourhood was to include a stadium. I understand (or at least, I think I do) why the stadium had to be a part of the project. What the heck, somebody probably said ... it had to go somewhere and wher-

ever it was put someone would grumble. My point is simply that if multi-storey buildings are inimical to the creation of a neighbourhood, adding the strange bedfellow of a stadium to the residential mix delivers the coup de grace.

So what’s so unneighbourly about multi-storey buildings? As some wag said, the only time you meet your neighbours in a highrise apartment is in the stairwell during a fire drill. One goes up and down in an elevator, one’s residence at the top and the underground parking lot at the bottom. One can escape from the building, and later reenter it, without ever touching the surrounding earth ... and, more often than not, without seeing another human being. The only stealthier way of getting out of one’s residence would be to make use of one of those Star Trek transporter contraptions. Human interaction is largely limited to the smells of cooking in the hallway and the scratchy sound of would-be violinists gradually coming to terms with Dvorak’s Humoresque played in the first position.

To add to the silo experience of living in multi-storey buildings are the modern day moats which surround them. They are called roads ... though other words such as lane or close or boulevard are sometimes used to make them seem more friendly. Designed as it is for vehicular traffic, some of it heavy duty, a road is not for absent minded strolling or chatting or flying kites. One does not venture onto



UNA Community Garden. Residents tend their small plots as enthusiastically

the Queen’s road any more casually than one would sneak into her orchard to pilfer apples.

To create a neighbourhood requires the

ability to look eye to eye at one’s neighbour and, to get the full benefit of such an encounter, you and your neighbours should do so while standing on the ground. From that close-enough-to-touch starting point, a neighbourhood, a community, can emerge and a meaningful interpersonal relationship can be established and flourish.

In the result, the Board of Governors, with the professional assistance of the C+CP, has shaped the buildings in the so-called Stadium Road Neighbourhood, and those buildings will thereafter shape those who reside in them. That shape will not be neighbourly nor communitarian though it will be comfortable and, I expect, architecturally satisfying.

While I am disappointed, there is room for optimism. Much of the isolation that multi-storey buildings necessarily create can be reduced. Something of the sense of community can be rescued. There is much that can be done, not to transform multi-storey residences into a neighbourhood (that is not possible) but to ameliorate the effect of the decisions which financial necessity created. What is involved is essentially finding substitute strategies that will provide a foundation for neighbourliness. That amelioration can be effected by shaping alternative spaces that will permit – more importantly, promote – the mutually supportive



Aging Thunderbird Stadium at UBC. Photo credit UBC Campus and Community Planning.

## NEIGHBOURHOOD DEVELOPMENT

# “Multi-Storey Buildings and Thereafter They Shape Us”

*... If it, the notion of a neighbourhood was abandoned... If multi-storey buildings are inimical to the creation of a neighbourhood, adding optimism. Much of the isolation that multi-storey buildings necessarily create can be reduced... There is much that can be done... to relationships and experiences that create a sense of community – a convivial society – are achievable at a reasonable cost.*

**Mullen,**  
place resident



...ally as they raise their children.

interactions between people that are the essence of a neighbourhood.

Where better to start than with that defining feature of most European towns and cities, the plaza or square. A place that has neither fences nor roads to confine it nor a price to be paid to gain entrance nor a societal status to qualify for admittance

nor a dress code. A place where families, friends and strangers commingle to share stories or relax, to converse over a glass of wine, to share a pizza or a plate of sushi, to walk hand in hand as part of the ageless courtship dance, to patronize or ignore hawkers, to watch girls and boys play games or skip or chase one another on skate boards or bicycles.

Little more is needed to achieve this than a sufficient space between the Stadium Road Neighbourhood and Hawthorn Place, cobbled with pavers, perhaps a fountain, chairs and benches to sit on with umbrellas to deflect the sun or rain as needed, flower beds to admire and smell, and a number of merchants catering to the tastes of this kaleidoscopic mix of vibrant life.

But first and foremost, to create this congenial environment, the square must achieve a certain threshold size. It must be more than a widening of a road or a modest plaza in front of a few buildings. It must be large enough for ten animated conversations to take place without interfering with one another, for frisbees to soar and not simply flutter, for young cyclist to race out of earshot of parental reproach, for thirsty friends to decide to get a coffee on one side of the square or a glass of wine from the other side, for hop scotchers to draw their boxes where they do not compete with those who wish only to stroll. But first and foremost, the space must attain the necessary critical mass. A stingy, undersize square is of no help to those who would create a neighbourhood.

Beyond that, one should create spaces

which – to use the delightful word of Ivan Illich – are convivial. Greatly simplified, Illich conceived of a convivial society as one in which individuals and groups assert the right to “freedom to make things among which they can live, to give shape to them according to their own tastes, and to put them to use in caring for and about others”. To be part of such an environment is to be part of a neighbourhood, a convivial society.

I will describe examples of three spaces which, if allowed to develop organically and bottom up, would create an environment in which a sense of neighbourhood would emerge. These three are mere illustrations. Anyone who wishes to find an outlet for his or her inner urges can easily add to the list.

There are few urges more basic than that to be a farmer. Many of us who escaped the farm when we left home at age 19 like to deny this truth, but we know the denial is insincere. Recently, my wife excitedly announced that our name had come up and we had acquired a small community garden. I expressed dismay at this news but, secretly, I was pleased. We wasted no time planting potatoes and the seeds of other vegetables. In the process, we have met many neighbours who, like us, are tending their small plots as enthusiastically as they raise their children.

The existing community garden program is too regimented and too token in scale, but even in its present iteration it illustrates the power of such a facility to create a shared interest. Give a group of men and women a plot of land and they will find a shovel and create a garden, and not just any garden but a convivial garden. Again, to make a garden a success, it must achieve the necessary scale. Small raised boxes are not the gardens of which I speak, they are symbols of ownership and separation. And they yield a paltry harvest.

There’s furniture that you buy from a top end furniture store, there’s IKEA furniture, and there’s furniture you build yourself. It’s only the latter class of furniture that speaks to you and that you should tell others about. Put someone in a woodworking shop and he may produce a bedside table. Put two people in that shop – or, better yet, ten or twenty persons – and they will become artisans (though not all will excel at it) and the best of neighbours. Erecting a workshop is not an expensive proposition. It is a heated, insulated empty space with 110V and 220V power. For ten persons, about 1,000 sq. ft. is sufficient. For every ten persons beyond that, another 500 sq. ft should be added on. A mezzanine area makes good sense since

work space should not be sacrificed for storage. Given that the underlying concept of my thesis is that a convivial community is one which is independent, the design and equipping of a woodworking shop should be done by the users. Give a group of men and women a warm, dry place to join boards and they will create a woodworking shop, and not just any shop but a convivial woodworking shop. There might even be a Quaker cabinet or a Windsor chair amidst the offcuts and shavings.

I will not belabor my third example. For this example, I advocate a space for a multitude of activities that can co-exist, if not side by side – then at least a flimsy partition apart. There’s the art room and the sewing/quilting room. There’s the cooking class and the coin and stamp collector’s corner. There’s the space where fishermen tie flies, where books are bound and where scrapbooks are assembled. There might even be a place, perhaps a soundproof wall away, with comfortable chairs and good lamps, where newspapers can be read and maybe discussions, heated or otherwise, take place. There’s also a coffee pot and, on celebratory days, there’s wine in the ice bucket.

So I return to where I started. As planned, and I cannot in good conscience quarrel with the plan because I know that UBC is not a philanthropic organization, the Stadium Road Neighbourhood will never be a neighbourhood other than in name. It’s simply a collection of quality, self-contained residences. The direction to the C+CP to engage in a “deep consultation” was probably well-intentioned but ultimately largely meaningless. The invitation to rearrange five high rise towers was a kind of Lego version of the SimCity city-building video game. It was fun for a while but in the end nothing came of it.

However, it is possible to salvage, not optimally but sufficiently, some of the lofty promises. Alternative ways of creating the relationships and experiences that create a sense of community – a convivial society – are achievable at a reasonable cost. Some examples of how to achieve that goal were described.

Happiness was described by someone as the exercise of one’s vital powers in a life affording them scope. Neither the Board of Governors nor the C+CP have, nor should have, any responsibility in respect to those vital powers; but they can and should provide the amenities (the term being used by C+CP) that future residents of Stadium Road Neighbourhood will need to exercise those vital powers. To do less is to fail those residents, gratuitously, needlessly and fecklessly.



**UNA Community Garden. Give a group of men and women a plot of land and they will find a shovel and create a garden, and not just any garden but a convivial garden.**

# UBC Planners Protect Community by Monitoring...

*UBC would step in to regulate short-term rentals if public concern continues to rise*

UBC PLANNERS continued from Page 1

Mr. Miller estimated that from “five to 20” campus residents are active in the short-term business of renting out accommodation for less than 30 days at a time. This figure is not seen to be huge when set beside the campus population of 12,500.

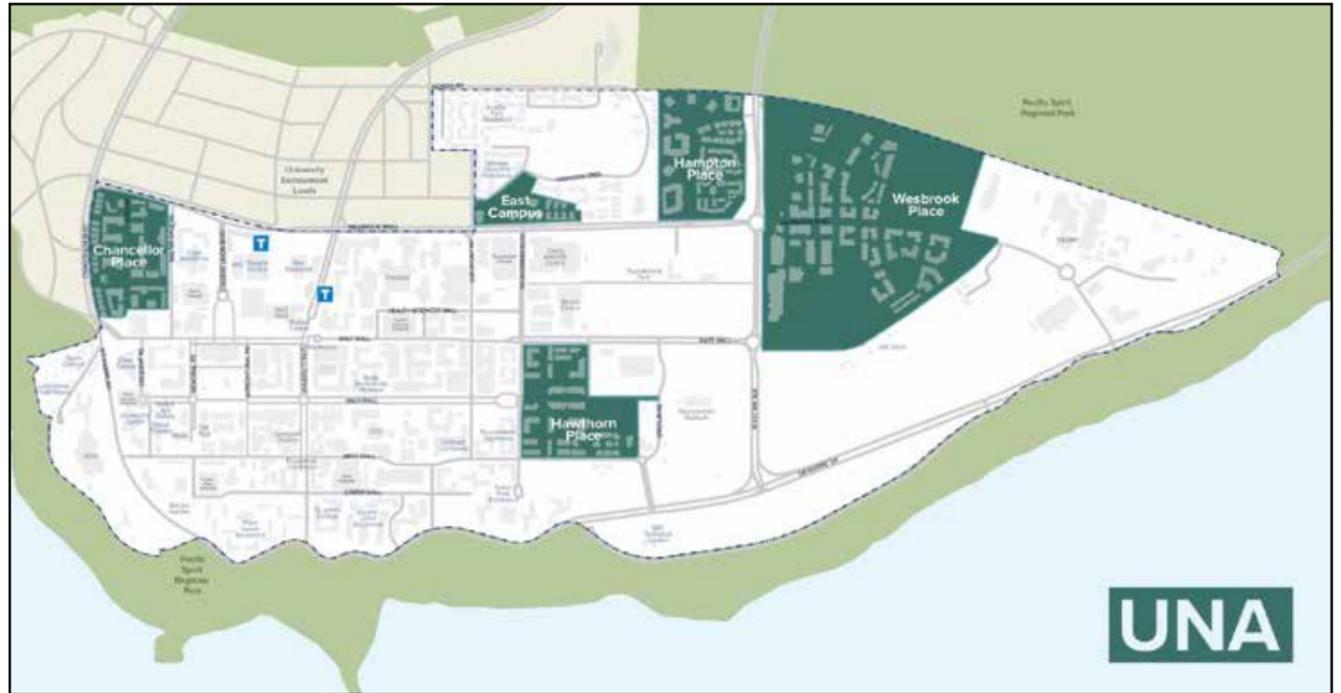
The UBC executive said: “We would be concerned if someone comes along with multiple units, which they run much like you run a hotel. This would be straight up commercial.”

The largest company operating online in the business of allowing people to rent short-term accommodation to strangers, Airbnb states on its website that hosts living on UBC campus, University Endowment Lands and Musqueam territory can claim an exemption directly from the Airbnb website and do not need to register for a license in Vancouver.

*“Only short-term rental listings located on UBC campus, the University Endowment Lands or the Musqueam territory are exempt from this bylaw. If you are located in these areas, please claim the exemption on your hosting dashboard under “registration”.*

Our search on the Airbnb website in July showed listings of private rooms available in the homes and entire condos offered for short-term rent on University Neighbourhoods. The accommodation offered included “luxury” two-bedroom condos with prices ranging from \$278.00 per night to \$388.00. Minimum stay required was two nights. Private bedrooms were advertised from \$60.00 per night to \$125.00.

Airbnb hosts described how great the UBC neighbourhoods were and advised guests to keep their keys safe (“re-



Map of University Neighbourhoods

placement would cost \$150.00”). To contact hosts renting entire condos, guests were invited to text or email. One host has been registered with Airbnb since 2013.

The provincial government estimates Airbnb will remit approximately \$16 million through the 8% provincial sales tax (PST) and an additional \$5 million through a municipal and regional district tax (MRDT) of up to 3% on accommodations. Revenues will be used to improve housing affordability.

While UBC has “no action plan” at present to curb short-term rentals, this may change if public concern continues to rise. “We will step up regulation if complaints come in to UBC,” said Mr. Miller.

According to UBC, a commercial operation in the short-term strata rental

business could potentially damage the inspired sense of community UBC is creating among local residents. Not wanting to see any such damage occurring, Mr. Miller said, the University would—if necessary—step in aggressively to regu-

late short-term rental business on University Neighbourhoods. In the meantime, “stratas can take aggressive action if they feel damage is being done”.



A glimpse of Westbrook Village at UTown @UBC. Photo credit Don Erhardt.



Nobel Park – one of the many parks at University Neighbourhoods.

## RESEARCH SUBJECTS NEEDED FOR BALANCE PERFORMANCE STUDIES

Neural Control of Posture and Movement Lab  
at UBC – Dr. Mark Carpenter

We are looking for healthy young adults (age 19-40 years) and healthy older adults (age 60-85 years) to participate in research studies investigating how the nervous system controls upright standing and walking. Studies involve simple balance tasks and walking at your own pace and will be performed in a single session in our laboratory at UBC.

Please contact Dr. Carpenter ([mark.carpenter@ubc.ca](mailto:mark.carpenter@ubc.ca) or 604-822-8614) if you are interested in participating in research and would like more information about the studies that are currently ongoing in our research lab at UBC.

# Stratas Have Final Say through Bylaws...

*“We should be aware of an even worse trend that we are facing in our neighbourhood and that is the use of a unit as Bed and Breakfast (bnb).”*

## STRATAS continued from Page 1

“We’ve all heard the stories of renters losing their homes when units are pulled out of the rental market to be used as short-term rentals. With this change, we can ensure there is long-term rental stock for people and families who need them,” said Selina Robinson, Minister of Municipal Affairs and Housing. “As part of our 30-point plan to improve housing affordability in B.C., we are supporting strata corporations to both deal with the noise and security issues that can sometimes come with short-term rentals, and also preserve rentals for the long term.”

This new level of fines applies only to short-term rental bylaws and is effective November 30, allowing short-term rental hosts time to comply with strata bylaws limiting or banning short-term rentals.

Up to 12,500 people live in strata-title properties on University Neighborhoods. The Campus Resident contacted strata chairs in Hampton Place for information on short-term rentals at University Neighborhoods. Our questions and their comments are quoted below.

### 1. Are short-term rentals permitted in your building?

- Our strata has a strict policy against short-term rentals, and our aggressive fining has led to a rapid decrease in the number of illegal short-term rentals.
- Short-term rentals are not allowed. This is regulated by our strata bylaws.
- Our bylaws specify a minimum one year lease. That seemed short enough for us...We did have a spate of “nieces” and “nephews” staying with one resident, but after “investigation and direct communications”...this ceased.
- We have a bylaw that forbids any kind of rental – long or short-term. Occupants are expected to be the registered owners or their immediate families.
- Short-term rentals are not permitted in our building. Our bylaws prohibit rentals of less than 6 months duration. We do not tolerate short-term rentals.
- Our bylaws prohibit any rental of units except as required by the Strata Property

Act. There’s a further provision stating that no-one can grant a licence to occupy a strata lot under any of the following arrangements:

- (a) as a motel, hotel, inn, hostel, or bed and breakfast or other similar accommodation;
- (b) through any website designed for booking short-term accommodation, including but not limited to [www.Airbnb.com](http://www.Airbnb.com), [www.vrbo.com](http://www.vrbo.com) and other similar websites; or
- (c) at a nightly or weekly rate.

This provision was added two years ago when we revised our bylaws, and is intended to make it absolutely clear that short-term rentals are not allowed.

- Our bylaws require a minimum of a 4 month rental period. No short-term rentals are permitted.

- The new change that increased fines to \$1,000.00 per day will be adopted within our own strata bylaws.

- With the change in law to allow stratas to charge a penalty of up to \$1,000 per day for a violation of the restriction on short-term rentals, stratas have an effective mechanism to enforce their restrictions. I expect that our strata will add the enhanced penalty to its bylaws when they are next amended.

- In our building, we have been trying to pass rental restrictions twice in the past 4 years but the resolutions could never make the 3/4 quorum. However, our Strata bylaws do not allow short-term rentals, meaning the lease should be for a minimum of one year. We monitor very strictly the enforcement of this rule.

### 2. Do you feel that short-term rentals are potentially damaging to the community?

- I believe that short-term rentals at our Strata would be damaging to our security, peace and quiet, parking availability, reputation, and potentially our property as well.
- Council believes it is potentially damaging to the community.
- As to “short-term rentals” being potentially damaging to the community...well, yes and no. What I do know is that they would, no question, be detrimental to our strata.
- I support this new legislation (maximum fine \$1,000/day for violations) as short-

term rentals are potentially damaging to common property and availability of long-term rental...damaging to community. I will be recommending that our Strata Council consider amending our Bylaws to incorporate this change.

- Short-term rentals are definitely a potential threat to the community. Right now we should be aware of an even worse trend that we are facing in our neighbourhood and that is the use of a unit as Bed and Breakfast (bnb).

### 3. What is your opinion on the fact that there is no local government regulation of short-term rentals in the UBC neighbourhoods?

- Council was not aware that there is no local government regulation on short-term rentals. Our assumption is that we come under the same regulation as the rest of Vancouver.

- As for a UNA Bylaw, the UNA does not have the authority to impose any restrictions on the use of our premises. While I am not certain, I don’t believe that UBC has that power either. There may be restrictions in our leases. My lease contains a covenant that the strata lot “shall be used only for the purposes of self-contained residential accommodation”.

- OK if there is no local control at UBC – Province will be introducing changes to Strata Property Act (SPA) to allow stratas to pass Bylaws to limit short-term rentals.

- A UBC neighborhoods policy statement on rentals would be useful, but since we don’t allow any kind of rental at all, it wouldn’t affect us much in our strata.

- Currently we have no regulation as compared to the City of Vancouver which has introduced a scheme to facilitate short-term rentals. I would say that puts us ahead. Any new regulation, other than an outright ban, will set up a conflict scenario

between Strata Corporations which do not permit “short-term rentals” and residents, not just owners, who will wish to obtain a license under any new regulations.

- Our strata is certainly not suffering from lack of local government regulation of short-term rentals in the UBC neighbourhoods; we are content with the status quo in this respect.

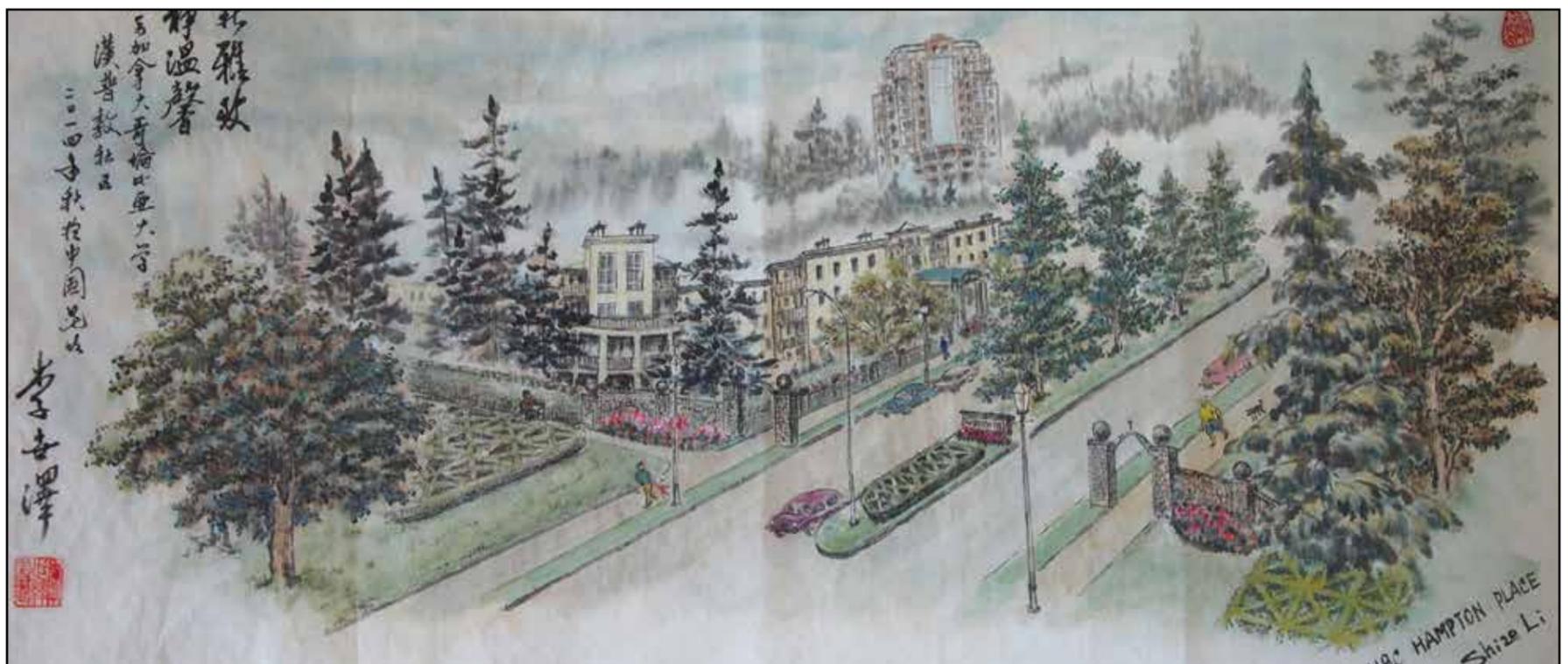
- A policy statement by the local government on the issue of short-term rentals would be welcome. Strata Councils certainly need support in their efforts to uphold standard of living and of habitat in the neighbourhood.

There seems to be a common theme in comments coming from stratas in Hampton Place: *All stratas who commented are opposed to short-term rentals and all have provisions in their bylaws to prevent it.*

Some stratas are considering adding to their bylaws a new enforced penalty for the strata short-term bylaw violation – maximum fine \$1,000 per day. The stratas believe that short-term rentals are damaging to their stratas and UBC community: “damaging to our security, peace and quiet, parking availability, reputation, and potentially our property as well”.

In the words of a Hampton Place property owner: “Stratas have the final say through the bylaws. If not covered by bylaws, residents could attempt to get into short-term rentals. Bylaws can be changed at the Annual General Meeting or a special general meeting called by 20% of owners. A 3/4 vote is required at both. This hassle can be avoided by pro-active Strata decisions. I have heard the discussion that in this tight market, stratas should not be able to limit rentals. However, I doubt a challenge would succeed.”

**The Campus Resident acknowledges the participation of Hampton Place Strata Chairs and owners in this survey and appreciates their comments. We invite comments about the short-term rental business from all stratas and residents at University Neighbourhoods for continued discussion in September.**



Entrance to Hampton Place. Painting by campus resident Shize Li. Please see more paintings by Mr. Li on Page 11.

## Congratulations to Winner of Law Society Essay Contest

Michelle Rodrigues, who lives at University Neighbourhoods and who – until recent graduation – attended Little Flower Academy in Vancouver, has won first place in the Law Society of British Columbia Secondary School Essay Contest.

The Law Society invited all Grade 12 students and any secondary school students in the province who were taking Law 12 or Civic Studies 11 to submit an essay on the following topic: *How does social media interact with the rule of law?*

For first place finish in the 2017–2018 essay contest, Michelle was awarded a \$1,000 prize and invited to an awards presentation at the Law Society in Vancouver.

The Rule of Law and Lawyer Independence Advisory Committee launched the annual essay contest in 2015 for BC secondary school students to reaffirm the significance of the rule of law and to enhance students' knowledge and willingness to participate actively in civic life.



Law Society President Miriam Kresivo, QC (right), congratulates essay contest winner Michelle Rodrigues for her exceptional essay on the rule of law and social media. Photo credit the Law Society of British Columbia.

## Polite Paws: Neighbourhood Dog Etiquette

With the wonderful weather continuing, people and their dogs are enjoying the outdoors as much as ever. Here are some general guidelines for owning and interacting with dogs in the community.

- **Pick it up.** Bring several bags on your walks to be sure you have enough. If you run out, either come back and clean it up later, or ask another dog walker if they have a bag to spare.
- **Always leash your dog on walks.** Not everyone is comfortable around dogs. Keep your dog close to you and stay alert to others. Your leash should be short enough to prevent your dog from contacting or jumping on passersby.
- **Prevent barking.** Practice getting your dog's attention to easily redirect them if they bark at people or other dogs.
- **Only let your dog greet a stranger if they ask.** The same rules apply if you see another dog and owner approaching. Ask first and respect the other's response.



UNA Wellness Ambassador, Dakota.

- **Be aware of other people's feelings.** If your dog does something to upset someone (jumping up, barking) apologize to them and take measures to prevent the situation from reoccurring.

## Bike Share Comes to Campus

Scott Steedman  
Writer for UBC Campus and Community Planning

You can end your trip anywhere on campus, but UBC recommends leaving it in a haven: a designated bike share parking spot. The program will launch with about 40 havens, with more in the works as preferred routes and destinations become clearer.

Next month, UBC will welcome a new campus-wide public bike share program. The distinctive white and orange bikes can be picked up and dropped off all over campus, providing a faster way of getting around that's fun, sustainable and healthy.

The sturdy, city-style bikes are provided by Dropbike, Canada's largest dockless bike sharing company. Each one has a GPS-enabled smart locking system, powered by a solar panel in the basket.

Sign up for a plan and download the app. Once you've located a bike, you just need to scan the QR code to unlock the bike and begin your trip. For a dollar you can ride anywhere on campus for up to 60 minutes; monthly and longer-term plans are also available - for more info, download on the App Store or get it on Google Play.

UBC's Vancouver campus covers four square kilometers of mostly flat terrain, ideal for biking. The bike share program will make it easier for people to get between far-flung classes, get to and from the bus loop, and access the growing number of services and amenities in UBC's neighbourhoods. And visitors will appreciate another way to explore the arts and culture sites on campus.

The program is rolling out with about 200 bikes, a number that will increase over time, depending on demand. Dropbike was selected through a competitive procurement-like process and will operate the pilot program at no cost to UBC under a one-year license agreement.

Visit [transportation.ubc.ca](http://transportation.ubc.ca) for more information including an FAQ.



Dropbike-neighbourhood. Photo by Philip Bertogg.

- **Enroll your dog in Polite Paws.** This dog training program, offered by the UNA, will equip you and your dog with all the necessary skills and knowledge to happily function in the community. Inter-

ested? Sign-up at Wesbrook Community Centre when registration opens - either online at [www.myuna.ca](http://www.myuna.ca) from August 20, or in person or by phone at 604.822.4227, from August 21, 2018.

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# Babies and Seniors Come Together through Sing-Along

**Scott Steedman**  
*Writer for UBC Campus and  
 Community Planning*

UTown @UBC Baby Senior Sing-Along brings seniors, parents and preschool children together, in an intergenerational sing-along.

“Kids are so precious”, says Nan Dagan. She is singing loudly to “Itsy Bitsy Spider,” smiling at a dozen children joining the chorus from a mat in front of her wheelchair. “We have children, grandchildren and great grandchildren in Ontario, but none out here.”

Nan and her husband Jay live in Tapestry, an independent living facility in Wesbrook Village at UBC. Every second Wednesday for three years now, the elderly couple have been coming to UTown @UBC Baby Senior Sing-along, an intergenerational sing-along that brings together babies, parents and seniors.

Research shows that interactions between infants and seniors encourage infant development and socialization, decrease caregiver stress and stimulate seniors. Everyone benefits from the singing and playing, and the snacks and chats that follow.

**Creating Family**

UTown @UBC Baby Senior Sing-along is the brainchild of Jessie Clasen, who lives in Hawthorn Place with her

young family. Though she moved to Vancouver in 2002 to do her PhD at UBC, where her husband is a research technician, Clasen has no family here. After her second child, Jack, was born, she wanted him and his sister Isabella to have more contact with the older generation. So, she approached Tapestry, who supported the idea right away, and then applied for a UTown@UBC Community Grant to make it happen.

Clasen says the whole experience has been amazing. “Jack and I have made some great friends through the program, from seniors who have been coming since it started to other moms and their children. We are so grateful for the support of Tapestry and UTown. They say it takes a village to raise children; to me, this program is part of creating that family.”

Josie Wichrowski agrees; she has been coming since her daughter Victoria was just starting to crawl. Wichrowski lives in Kits but loves the UBC community and comes here a lot, to visit the pool and friends. “I know lots of moms and other people who live here,” she says. “I’ve been coming to the sing-along all spring and can’t wait to come back in the fall. It’s a real lifeline.”

**The Happiest Part of My Week**

“It’s the happiest part of my week, well, every second week,” says Lee Ann Steyns, who helps organize the get-togethers and leads the singing. “A lot of families feel a little isolated, it’s a great way to build com-

munity. I love that about UBC.”

Steyns marvels at the positive energy the young children bring, even to the many seniors who don’t participate. “I chat with them, they reminisce about their children or grandchildren, many of whom are just too busy, or too far away. They really like us being there, like hearing the singing and seeing us as they go by, I get a real satisfaction in knowing that. The kids spill out and want to touch the flowers, you see strollers next to the walkers, it’s so fulfilling.”

Back at Tapestry, Steyns is leading the toddlers in a rousing version of “The More We Get Together.” Nan and Jay Dagan are

singing along, big smiles on their faces.

UTown @UBC Baby Senior Sing-along is one of a number of UTown @UBC community programs administered by UBC Campus and Community Planning’s Community Development unit in collaboration with the University Neighbourhoods Association.

UTown @UBC hosts a number of programs throughout the year that help build community with UBC’s youngest members. Be sure to check out Kids Takeover UBC (held on a Sunday in February) and Kids Fit (a regular 6-week program for 7 to 12-year-olds).



Sing-along group. Photo by Lee Ann Steyns.

# Campus Resident Presents New Paintings of UBC Landmarks



UBC Sauder School of Business



Hampton Place resident Shize Li. Mr. Li is well known for his paintings of UBC landmarks combining architectural style of the West and artistic style of the East.



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### Notice of Nomination

#### Metro Vancouver Regional District Electoral Area A 2018 General Local Election

Public Notice is given to the electors of **Electoral Area A** that nominations for the office of Director of Electoral Area A, Metro Vancouver Regional District, will be received at the office of the Chief Election Officer, Metro Vancouver, 27th Floor, Metrotower III, 4730 Kingsway, Burnaby, BC, V5H 0C6, from September 4 to September 14, 2018 during regular working hours 9:00 am to 4:00 pm, excluding weekends and holidays.

**Electoral Area A** refers to that part of the Metro Vancouver Regional District not within the boundaries of a City, District, Island, Town, or Village municipality, or any land, foreshore, or land covered by water that may be hereafter incorporated within the boundaries of a municipality. This includes the University Endowment Lands, University of British Columbia lands, Bowyer Island, Grebe Islets, Passage Island, Barnston Island, and those areas of Howe Sound, Indian Arm and West Pitt Lake in the Metro Vancouver Regional District not within a municipal corporation.

A person is qualified to be nominated, elected, and to hold office as a member of a local government if the person meets the following criteria:

- Canadian citizen
- 18 years of age or older on general voting day, October 20, 2018
- resident of British Columbia for at least 6 months immediately before the day nomination papers are filed
- not disqualified under the Local Government Act or any other enactment from being nominated for, being elected to or holding the office, or be otherwise disqualified by law

In accordance with the Local Elections Campaign Financing Act, for the 2018 general local election, the following limits apply:

- an expense limit of \$7817.24 for candidates in this election during the campaign period
- a third party advertising limit of \$750

**Nomination packages**, including information on the requirements and procedures for making a nomination, are available:

- from [www.metrovancover.org](http://www.metrovancover.org) (search "elections & voting")
- for pickup at Metro Vancouver at the address noted above
- by calling Metro Vancouver's Information Centre at 604.432.6200

For further information on the nomination process, please contact Chris Plagnol, Chief Election Officer, at 604.432.6338 or at [Chris.Plagnol@metrovancover.org](mailto:Chris.Plagnol@metrovancover.org).

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