

UNA *University Neighbourhoods Association*



ANNUAL REPORT

November 2007



MESSAGE FROM THE CHAIR

This is my last report to the UNA membership concerning some of our activities over the last year.

It has been a busy year. There have been many “physical” things we have done such as re-locating the UNA office from the Coach House to the Barn, re-launching our UNA website (which is now up-to-date and being improved, in that respect, every day), securing funding for an automobile necessary to make the Victim Services/Community Liaison officer available to the community, and re-launching the UNA Newsletter (which is being handled by Angela Wheelock in a marvelous fashion). Tonight, at this meeting, we will start a process of governance consultation and, hopefully, distribute a copy of the draft Neighbours’ Agreement 2007 so that consultation on that document can be commenced. The Neighbours’ Agreement 2007 includes the principles relating to access that we have negotiated with the University. Over all, as a package, I hope that the residents find it useful and a good start to formally establishing our rights as neighbours in this unique community we are developing. The Board is in the process of adopting a two-year business plan (we have made developing a longer term strategic plan to address the next several years a priority). We established, with the University, a community wide approval process (including the campus) for both initiatives and events. We worked hard in trying to come up with a universal garbage/recycling program, which makes cost-effective sense (although we are meeting certain challenges). We have welcomed two new University appointees as board members (Nancy Knight and Peter Smailes replacing Dana Merritt and David Rankin) and, last but not least, we had a productive meeting with President Stephen Toope about where the residents fit in in the University’s ongoing plans for the community.

It has been a privilege to serve as the Chair for the past six years and I want to thank the members for giving me this opportunity.

Jim Taylor
Chair, UNA





University Neighbourhoods Association AGM & Election of Resident Directors

A meeting for members of the UNA as defined in the Comprehensive Community Plan including Hampton Place, Hawthorn Place, Chancellor Place and East Campus

**November 21st, 2007 • 7-9 pm
“Old Barn Community Centre”
6308 Thunderbird Boulevard**

MEETING AGENDA Meeting Chair – Jim Taylor

- A. Introduction of UNA Board Members & UNA Staff
- B. Jim Taylor (Chair) (10 minutes)
 - 1. Motion to accept Agenda
 - 2. AGM Business
 - 3. Special Resolution re: Proposed Constitutional change 5.9
 - 4. Audited Financial Statement (Peter Smailes)
 - 5. UNA Annual Report
- C. Jim Taylor (Chair)
Brief Speeches by Nominees for Election as UNA Director (3 minutes each)
- D. Balloting for Election of 2 UNA Directors
- E. Coffee Break (10 minutes) (items D & E to be conducted contemporaneously)
- F. Global Governance Consultation (90 minutes) Judy Slutsky, J.M. Slutsky Consulting Inc. (facilitator)
 - 1. Introduction to the session: objectives, agenda and process
 - 2. Review of Residents Feedback (Brian Collins)
 - a. Advantages of Current Governance Structure (Jim Taylor)
 - b. Disadvantages of Current Governance System (Mike Feeley)
 - 3. Discussion
 - 4. Follow-up Actions for the UNA Board
- G. Jim Taylor (Chair)
Balloting results
- H. Adjournment

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INTRODUCTION

This is the fifth Annual Report of the UNA. It will be formally presented to our Annual General Meeting scheduled for Wednesday, November 21, 2007. The UNA was incorporated in Spring 2002 under the Societies Act of BC, Pursuant to section 34 of the University Act. The UNA is an advisory body to the UBC Board of Governors and holds two meetings each year – an AGM and a Townhall Information meeting. Currently, the UNA Directors consist of seven members, four elected UNA members, two members appointed by the University of British Columbia, and one appointed by UBC's Alma Mater Society (AMS). The main issues and tasks that occupied the UNA in 2007 were:

- a) Governance Consultation
- b) Opening the Old Barn Community Centre
- c) UBC/UNA Access Agreement
- d) Working towards obtaining a universal Recycling program for all UNA residents
- e) Producing a Business Plan
- f) Developing policies and programming for the Old Barn Community Centre

The Directors

Elected by UNA Membership:

- Jim Taylor, Chair, Hampton Place resident
- Brian Collins, Hampton Place resident
- Mike Feeley, Hawthorn Place resident
- Sharon Wu, Hawthorn Place resident.

University Appointees:

- Dr. Nancy Knight, Associate Vice President Campus & Community Planning
- Peter Smailes, Treasurer, UBC Treasury

AMS Appointee:

- Brendon Goodmurphy, Vice President Academic, AMS

(Pursuant to the provisions of our Constitution and Bylaws, two of the directors are University appointed and one is appointed by the AMS.)

The Directors usually meet on the 2nd Tuesday of the month at 5:00 p.m., in the Old Barn Community Centre located at 6308 Thunderbird Blvd., Vancouver, BC V6T 1Z4. UNA members and the public are welcome to attend. Meeting minutes are published and archived on the UNA website (www.myuna.ca).

UNA Staff

- Jan Fialkowski, Executive Director
Phone: 604-827-5317 Email: janf@myuna.ca
- Cathie Cleveland, Administrative Manager,
Phone: 604-827-5540 Email: Cathie@myuna.ca
- Amelia Ellis, Office Receptionist
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Membership

Every adult resident of Hawthorn Place, Chancellor Place and Hampton Place and East Campus is entitled to free UNA membership. This includes all residents whether they are renters or homeowners. Members are also not required to be Canadian citizens. By the time of the November 2007 Annual General Meeting, we will have over 1,500 members. It is important that we continue to enrol as many members as possible because both the University and the Greater Vancouver Regional District (GVRD) judge our credibility based partly upon our membership numbers. Please encourage your neighbours

to join the UNA by completing the forms available either from the UNA Office or from the UNA website (www.myuna.ca).

Website

The UNA has a website (www.myuna.ca) which provides access to a variety of information about the UNA and its activities.

The UNA

In Your Neighbourhood Newsletter

The UNA *In Your Neighbourhood* Newsletter began publishing again in June and appears six times a year. If you have ideas for stories, letters to the editor, or suggestions on information you would like to see included in the newsletter, please contact the editor or the UNA Office. The Editor of *The UNA in Your Neighbourhood* is Angela Wheelock. Phone: 604-224-1271 Email: awheelock@shaw.ca

Our Relationship with the University

Over the past five years, the UNA has emerged as a community-oriented organization, representing the needs of residents on a variety of issues. The UNA has had direct support from the University and UBC Properties Trust (Properties) who have made staff available for advice and assistance.



Old Barn Receptionists: (From left) Jenny Li, Catriona Benzie, Jessica McLachlan, Alan Wai, Laurel Maher, Nic Schnee, Natasha Todhunter



OUR GROWING COMMUNITY

During the past year, there have been many changes in the UNA neighbourhoods. Many new residents have moved into the Hawthorn Place and Chancellor Place neighbourhoods and the first residents are moving into the brand new East Campus neighbourhood located on Wesbrook Mall, near Thunderbird Blvd. The Salt Spring Coffee Company opened a coffee shop in May in the new Community Centre, the UNA Office moved from the Cecil Green Coach House to the Old Barn Community Centre in July, and the Community Centre celebrated its Grand Opening in September. This year has also been a busy one for both the Board and for UNA committees. Together, Board members and volunteers have made progress in important areas, including consultation on Governance, negotiating an Access Agreement with UBC, and moving further towards achieving a comprehensive garbage pick-up and recycling plan that reflects the concern to be an environmentally sustainable community that is shared by many residents. The UNA has also engaged in a number of partnerships with UBC, the UEL, and others that have resulted in new programs, facilities, and access for UNA residents.

The Old Barn Community Centre

The Old Barn Community Centre opened in July and the first fitness classes were offered soon afterwards. The Grand Opening—The Barn Raising—was celebrated on Saturday, September 8th. Approximately 1,500 UNA residents came out to enjoy refreshments, live performers, horse-drawn wagon rides, a best-dressed dog show and much more. The Community Centre is the result of years of effort on the part of the Community Centre Committee co-chaired by UNA Director Brian Collins and CEO of UBC Properties Trust, Al Poettcker. Many dedicated committee members also played an important role in the successful planning of the facility.

The Old Barn Community Centre houses the UNA Office, the Salt Spring Island Coffee Shop, meeting rooms, a Fitness Facility, and the Neighbourhood “Living Room”. The UNA Office is open from 8:30 a.m. to 4:30 p.m. on weekdays. Residents can visit the office to get a Community Services Card, Hawthorn Place parking permits, sign up for classes, or get their questions answered on just about anything that deals with residential services. The Salt Spring Island Coffee Shop is open from 7 a.m. to 6 p.m. seven days a week and serves fair-trade coffees, teas, and a range of light foods, including soups and sandwiches. The Fitness Facility is open from 7 a.m. to 10 p.m. seven days a week and has treadmills, elliptical trainers, free weights, and other fitness equipment. Residents over 16 years old are eligible to use the facility and they may pay a single-use drop-in fee or purchase a membership. The Neighbourhood Living Room has a collection of children’s books and toys and

comfortable seating and is already becoming a popular place for young children and parents to meet friends. The Community Centre’s upstairs space is used for fitness classes, children’s classes, meetings, and community events such as the recent Halloween Party. The development of additional programming and usage policies is a high priority for the UNA during the coming year.

The Old Barn Community Centre’s outside space contains a children’s playground, fruit trees, a green space, graceful landscaping, and water features. The Main Mall Commons across the street (under construction) is suitable for activities, such as pick-up soccer or Frisbee, that require more space.





PARTNERSHIPS

The UNA partners with UBC and other organizations to develop facilities and provide programming and access to services for UNA residents. Here are some highlights of this year's partnering successes.

- ***Children's playground***

Neighbourhood residents and UNA directors worked with UBC Properties Trust to design a playground for the green space outside the Community Centre. An informal working group reviewed equipment designs and made recommendations about vendors that resulted in a wonderful playground that is popular with neighbourhood children.

- ***Victim Services Program/Community Liaison Program***

The UNA, the UEL, and UBC are working together to fund and administer a Victim Services/Community Liaison Program that is offered through the local RCMP detachment. Funding comes from the Solicitor General, the UEL, and UBC and the program is administered by the UNA. An anonymous UNA resident donated a PT Cruiser for use by the program's coordinator.

- ***Basketball Court***

UNA residents and Board members worked together with UBC Campus & Community Planning to develop an outdoor basketball court. The court, located on Thunderbird Blvd. across the street from the Osborne Centre, was finished in October and is very popular with neighbourhood teens and UBC students. Funding for the court was provided by the University's General Municipal Services Levy and the UNA.

- ***LEAP Program***

Approximately 20 UNA youth in Grades 9 – 12 are taking part in LEAP (Leadership Experiences and Adventure Program) a youth leadership program operating in the Old Barn Community Centre. This exciting program is run by Pinnacle Pursuits and funded by UBC.

VOLUNTEERISM AND COMMITTEES

The UNA's ability to represent the interests of residents largely depends on the participation of individual residents. The UNA is actively recruiting volunteers from all neighbourhoods of the UNA to serve on committees and help with various activities which the association is involved. The committee reports below demonstrate the range of activities that UNA volunteers are engaged in and the important contribution these volunteers make to our community.

The UNA has the following committees:

- Arts Council
- Emergency Preparedness Committee
- Multi-Cultural Advisory Council
- Noise Committee
- Schools Committee
- Standing Committee on Development
- Sustainability Committee
- Traffic and Safety Committee

In addition, members of the UNA represent the residents on a variety of UBC or GVRD committees including the Main Campus Review Plan, the South Campus Advisory Planning Committee, the Development Permit Board, TPAC (Transportation Planning Advisory Committee), The University Town Steering Committee, and the UBC Community Liaison Committee.

If you would like to become involved with one of the UNA's committees—or you are aware of the need for a new committee—contact the UNA Office by telephone 604-827-5158, fax 604-827-5375 or email reception@myuna.ca.



COMMITTEE REPORTS

UNA Emergency Preparedness Committee

The highlight of the past year was the Emergency Preparedness Workshop, held on Tuesday, October 16th at The Old Barn Community Centre. The Old Barn is an awesome venue where we had space for first aid and survival kits displayed by Krasicki & Ward (who also provided a prize), and Fast Industries. Extensive assistance was provided to our committee by Cathie Cleveland of the UNA.

- Our keynote speaker was Lieutenant Mike Smith of the Vancouver Fire & Rescue Services Preparedness Department. His presentation focused on basic preparation needs for occupant and dwelling safety and survival techniques during and after a disaster. Smith started off by adding to the meeting's housekeeping details, asking the audience "who knows where the emergency exits are?" This was an excellent way to bring the audience's attention to the topic of emergency preparedness.
- Paul Nakagawa (UBC Safety & Emergency Planning Manager) and Dave Zajdleik (UBC Health & Safety) spoke to UBC's planning and preparedness : they conduct annual exercises; but more work needs to occur to involve the surrounding community.
- Ron Hamilton (Coordinator Pandemic Planning) spoke about the Vancouver Coastal Health Authority's preparedness plans. Hamilton also spoke about where and how different strains of flu or other diseases arrive, our personal responsibilities for basic hand hygiene, and the value of flu shots.
- As we waited for the Community Centre to come available, our Committee extensively pre-planned the event. Thanks to all members! (Especially Kathy Griffiths)

Updates from Gary Gibson re: GVRD and Fire Mitigation in Pacific Spirit Park:

- "The GVRD Parks Department continued the same actions as the two previous summers during high fire risk season – increased patrols, closing off some trails (particularly behind Hampton Place) and displaying fire risk warning signs in the community."
- "The GVRD is releasing a report on community wild fire protection which will address fire protection at the interface between GVRD property (mainly parks) and the adjacent communities throughout the GVRD. This report will hopefully address the concerns of Hampton Place residents as it examines the community fire risks in all pertinent areas of the GVRD."

During the future, the Emergency Preparedness Committee hopes to hold yearly educational events and

prepare a basic "how to" booklet for all residents. Above all, everyone who lives in the UNA neighbourhoods needs to become informed about how to prepare for emergencies and follow-up on what they learn. Our current volunteers are awesome and have remained dedicated.

Thanks everyone.

Schools Committee – Chair, Charles Menzies

Current Situation of schools at UBC

There are two schools serving the UBC/UEL area (west of Blanca). U-Hill Elementary was built for a capacity of 400 students and has four portables. For the current school year, 2007-08, the enrollment exceeds 500 students while 150 additional children (as of September '07) were sent out of catchment to Queen Mary and Queen Elizabeth. A bus program, subsidized by UNA and UBC, transports children daily to U-Hill, Queen Elizabeth, and Queen Mary. U-Hill is the only school in the City of Vancouver that has a bus program for non-special-needs students who live within the catchment area. U-Hill Secondary has a capacity of 350 spaces and seven portables. For 2007-08 the enrollment is 525 students, while 30 students were sent out of catchment (as of September '07) to Lord Byng and Kitsilano.

New Schools process and plans for the future

It is known that the U-Hill catchment area has a large shortage of school spaces for both elementary and secondary students. This is expected to increase even further with the new housing developments on UBC lands and the growth of other neighbourhoods in the catchment area. Any new schools would be built with funding from the Province (Ministry of Education). The Vancouver School Board (VSB) has to apply for this funding when certain criteria are met, according to a process established by the Province. UBC, as land owner and real estate developer, does not have a mandate to build or otherwise provide schools, although UBC is setting aside land for a school site, currently identified as the "old NRC building".

Currently, the VSB is undergoing an educational-facilities review scheduled to report out publicly by January 2008. Completing this review is essential before new schools can be built. Despite the rapid student increase in the UBC/UEL area, Vancouver schools are entering their third year of significant overall population decline. This year alone, District enrollment decreased by about 600 students. This situation places increased difficulty in the way of building any new public school in the UBC area. According to current provincial regulations a school board must demonstrate effective use of existing capacity (spaces in schools) irrespective of where that capacity might exist in the school district.



The major difficulty with creating new schools in the U-Hill area is the funding received from the province (Ministry of Education), or lack thereof. The current provincial guidelines for applying for new school funding do not favour the UBC area because it is expected that the student overflow will be absorbed by neighbouring schools (Queen Mary Elem., Queen Elizabeth Elem., Lord Byng Sec., Kitsilano Sec., etc.). Essentially, if there is room in other schools in the district, no new schools will be built in our area, or elsewhere.

Despite this, the VSB has applied for funding for a new secondary school and the province made the announcement in April 2005 that it will support the 2005 Capital Plan for the expansion (increase of capacity) of U Hill Secondary (money will be available in the 2007-08 fiscal year). This is a long process and little news about the process has been made public. Despite some suggestions that the NRC Building at East Mall and 16th will be renovated by 2008-09 and opened as a secondary school, there is, as of yet, no publicly verifiable information that can support this claim. The VSB has also applied for funding for a new elementary school in our area. No news on this is expected until after the completion of the VSB educational facilities review in January 2008. Even if the funding is approved now, given the length of the process, the earliest that the elementary school can be opened would be sometime in 2011.

During the coming year, The Schools Committee will make it a priority to intensify their lobbying of the VSB, Ministry of Education and local elected government officials with respect to the new schools issues. In early October 2007, a meeting was held with representatives from the District Parents Advisory Council of the VSB, parent representative from Queen Mary, U-Hill Elementary, and U-Hill Secondary, the principals of our local schools, and the UNA Schools Committee. We are planning meetings with our local MLA, VSB Trustees, and UBC representatives in the near future.

Many thanks to former committee chair, Catalin Ristea, and to committee members for their activity in the past year: Aprodicio Laquian, Fred Pritchard, Catalin Ristea, Mike Moon, Jim Taylor, Lisa Johnson, Julie Sedger, Nancy Mahony. For further information please contact Charles Menzies: charles.menzies@ubc.ca

Standing Committee on Development – Chair, Jeremy Gordon

During the past year, the Standing Committee on Development (SCD) continued to try to be a voice for residents in the UBC development process, with mixed success. Considerable time was spent in working with UBC Campus and Community Planning (C&CP) to develop a design approval process for the new parks in South Campus (Wesbrook Place). While we were happy that residents had the chance to provide input on the park

designs, we were disappointed that the approval process for the first two parks was rushed. We hope that the agreed-upon approval process is followed for the last two parks. Having said that, I feel that the park designs are exciting, although we still have concerns over the depth of the small pond in Smith Park, and the overall lack of recreational space for teenagers.

This year, committee members attended a number of Development Permit Board meetings and provided a resident's perspective. For example, we raised concerns over the proposed policy in the new Senior Centre that it be only available to ambulatory occupants. UBC has proposed development of the Athletics fields between Wesbrook Mall and East Mall. We have been in contact with Athletics and UBC Properties to request representation on any planning group formed. To date we have received no response. I represent the UNA on the UBC Campus Plan Review Steering Committee and have provided input into the review of the institutional (i.e. non-residential) campus area. Recently, we also successfully lobbied for a position (currently filled by me) on the UBC University Square Working Group, which was formed by the UBC Board of Governors after UBC students petitioned against the proposed design.

In August, the UNA Board amalgamated the former Community Services Planning Committee (CSPC) into the SCD, and we were delighted to welcome a number of enthusiastic and knowledgeable new members. The SCD Terms of Reference have been modified to reflect our added responsibility in the area of amenities, facilities and services. Finally, the SCD is continuing with the Amenities survey that CSPC had previously initiated. We are at the stage of getting new quotes and expect to go to the UNA Board with a funding proposal shortly.

I would like to thank all the members of the SCD, both current and past, for their wonderful contributions. I also want to thank all the wonderful staff in the UNA Office for their assistance over the year. As always, we welcome any UNA members who have an interest in the long-term development issues going on around us. Please contact the UNA Office if you want to be involved with this important UNA committee.

Sustainability Committee – Chair, Heather Friesen

The mandate of the Sustainability Committee is to promote and facilitate a lifestyle within the UNA community that is environmentally, socially and economically sustainable.

Community-wide Recycling Project

The focus of the committee work this year has been on implementing a community-wide garbage and recycling program as recommended in the final report prepared by Gartner Lee Limited last fall. A Request for Proposals (RFP)



was issued in August and a site visit was conducted in early September for representatives of the five contracting firms that indicated an interest in responding to the RFP. Further details on current garbage and recycling services were requested by the RFP respondents in order to prepare their submissions and this information was provided to each of the respondents in October. The deadline for submission of proposals was set for early November. The submissions will be reviewed by the Recycling Steering Committee, and a report and recommendations presented to the UNA Board. It is anticipated that the new service will begin in early 2008. The following provides further details regarding the proposed program.

The UNA hopes to enter into a single UNA wide contract with the chosen contractor for garbage and recycling collection. The service will be paid for by the UNA out of funds collected from residents through their Services Levy. It is anticipated that the new service will begin in early 2008 to those buildings with month-to-month contracts or whose existing contracts can be terminated without penalty. The remaining buildings will be added as soon as their existing contracts expire without incurring a penalty. As each new building in our neighbourhoods, including Wesbrook Place, is completed and occupied, they too will be added to the UNA contract. A fair transitional mechanism will be implemented in respect of those developments which cannot participate in the program immediately because their unexpired contracts cannot be terminated without penalty.

The successful proposal will provide the best overall value to residents. The criteria the UNA will use to evaluate proposals include, among other things: the cost based on a global per residential unit basis, the contractor's methodology in providing the required garbage and recycling services, the contractor's relevant reputation, experience and success in providing garbage and recycling services to other residential customers, and the contractor's solutions for dealing with developments with challenging space issues for recycling containers.

In addition to the financial savings expected by having the UNA contract for garbage and recycling services for the entire community, the community should benefit from reduced truck traffic and noise in the neighbourhoods, improved customer service and a common communication strategy. A contact person will be designated on behalf of the UNA to receive any complaints and enquiries from individual developments in connection with the contracted garbage and recycling services.

Community Garden Project Proposal

When the UNA's Community Garden Proposal for community gardens at UBC Farm was not approved last year, the Community Garden Steering Committee was advised to explore the feasibility of having community gardens within the open space designated for Wesbrook Place. In January/February, members of the Committee took part in workshops sponsored by Campus and Community Planning as a preliminary step to developing criteria around the use of open space in Wesbrook Place. The development handbook guidelines were finalized in April and provision was made for an area within one of the open spaces – Nobel Park – for allocation as a UNA community garden.

Discussions were held in June with representatives of Campus and Community Planning and UBC Properties Trust to determine the timeline and requirements for establishing a community garden in Nobel Park. The timeline for establishing a Nobel Park community garden is dependent on the progress of construction works around the area of the proposed community garden. At this point in time the necessary site clearing and decommissioning of the South Campus Road has not been completed, putting in jeopardy a Nobel Park community garden for the spring 2008. Discussions will continue with UBC.

New Initiatives

One of the recommendations from the Gartner Lee Limited report was to organize special events during the year where residents could bring their hazardous materials like used paints, fluorescent lights, pesticides and electronics for recycling and safe disposal. Such events could be expanded to include a community wide "garage sale". The Committee plans to work with UBC to organize such an event for the coming year. The Committee has also been approached by a resident to work with UBC to help students on campus donate useable food, clothing and other items to charity, particularly during dorm move-outs.

New Members

The Committee welcomes new members as well as comments, ideas and suggestions from residents on current projects and new initiatives. Contact the UNA office or email UNAsustainability2006@yahoo.ca.



ISSUES AND UPDATES

Issues

The UNA continues to face a variety of issues that can have a significant impact on the long-term well being of our growing community.

Governance

The UNA Board and staff continue to work together with a consultant to gather feedback from residents on the advantages and disadvantages of potential forms of governance in our community. The exercise held at tonight's meeting, is intended to gather feedback on what UNA members think about our current model of governance. This information will be presented to the UBC Board of Governors to use in their discussions with the GVRD (Metro Vancouver) about governance. Residents will also be given additional opportunities, aside from the AGM, to provide input on this important topic.

Access Agreement

The UNA Board continues to work towards achieving an agreement with UBC that will provide UNA residents with fair and equitable access to UBC facilities. This access will become increasingly significant as our community continues to grow.

Events Update

In 2007, the UNA, in conjunction with partners, hosted a number of successful events.

- Barn Raising (Grand Opening of the Old Barn Community Centre), September
- Emergency Preparedness Event, October 16
- Community Halloween Party, October 31

Construction Update

Wesbrook Place (South Campus)

Four major buildings are under construction with two scheduled to be completed in the New Year. Two parks are also under construction and completion is also planned for the New Year, along with final landscape greening. A new section of replacement road and sidewalks along Wesbrook Mall, south of 16th Avenue, should be mostly complete by December, weather permitting.

Roundabout

A roundabout is under construction at the intersection of Wesbrook Mall and 16th Avenue. Phase One of the roundabout project is 50% complete and is expected to be a functioning roundabout by the end of December. Phase Two will begin in the early spring.



THANK YOU

The UNA would not have been able to accomplish all that it did during this busy year without a team of dedicated volunteers. We want to offer our sincere thanks to all who have participated in the work of the UNA and to thank them on behalf of our entire community for the contribution they make to our neighbourhood. These volunteers include everyone from UNA Directors and Staff to Committee members to those who lend a helping hand where it is needed. Those of you who take the time to come out to meetings, such as the meeting tonight, and to vote are, perhaps, the most important of all. If you didn't take the time to get involved in your community, we simply wouldn't exist. You may have heard the saying, "It takes a village to raise a child." It seems equally true that it takes volunteers and involved residents to grow a community. Finally, we would not be able to do most of what we do without the essential contributions of the UNA staff: Jan Fialkowski, Cathie Cleveland, Amelia Ellis, our new receptionists, and the many other people who work from time-to-time on UNA projects. We owe them a debt of true gratitude for all the good we are able to do!



University Neighbourhoods Association

DRAFT Minutes of the UNA AGM

Feb. 01, 2007

7:00 pm at the Thea Koerner House "Ballroom"

Meeting called to order at 7:15 pm
90 people present.

1. Introductions

The UNA Board members (Brian Collins, Mike Feeley, Jeff Friedrich, Dana Merritt, David Rankin, Jim Taylor, Sharon Wu) and UNA Staff (Jan Fialkowski, Cathie Cleveland) were introduced. Sherry Shaghghi, the new Victim Services Coordinator / Community Liaison Assistant was also introduced.

2. Motion to Accept the Agenda –

Moved by Charles Heinrich, seconded by Rich Simons, carried.

3. Motion to Accept Ratification to elect 1 Director for a 1 year term.

Moved by Charles Heinrich, seconded by Rich Simons, carried.

4. AGM Business

Motion to accept proposed constitutional change re: "local area".

Moved by Gary Gibson, seconded by Brian Maunder, carried.

5. UNA Audited Financial Statement, presented by Dana Merritt, UNA Treasurer

Questions / Comments re: Budget

- Suggestion that the treasurer break-down the Community Services Card (CSC) contributions for next year for clarity.
- Landscaping cost \$150,00 seems high. The Chair explained that the grounds at Hampton, Hawthorn and Chancellor are maintained at a high standard and if residents wished this could be reduced.
- Question asked if UNA financials were on web-site. They are on www.myuna.ca
- Does cost of landscaping include damage by re-development? No, the UNA does not bear the costs of damage by development & contractors.
- The consulting cost of \$30,000.00 relates to what? The Chair responded that it relates to the Consulting for the Sustainability / Recycling project.
- Question asked regarding damage to sidewalks and roads in neighbourhoods and timely repairs. Al Poettcker (UBC Properties Trust) responded that damage is reviewed, safety issues are prioritized.
- Comment made about the state of congestion / construction on Thunderbird to East Mall. Al Poettcker to look at this.

- Question: What percentage of the Services Levy does the UNA get back from UBC? The Chair responded that it is currently about 45% of the Services Levy.
- Question: What is the remaining used for? The Chair responded that every dollar of the Services Levy goes to the Neighbours Fund. Reserves are set aside for infrastructure replacement and capital replacement.
- Question regarding snow clearing: The UNA contracts UBC Properties Trust to arrange for snow removal for the UNA.
- Question: Could future UNA budgets be affected by UBC shortfall. The Chair responded that it could not lawfully occur. The Neighbours Fund is audited and UBC does not have access to it.

6. UNA Annual Report

Everyone attending received the UNA Annual Report.

7. Brian Collins (*Chair pro tem*)

UNA Election Speeches

Mike Moon – "Thanks to everyone for coming out. It is important to come out and get involved and be active in the process and the community. One reason I am standing is that it's important to have a choice of candidates. If elected, I will ask the difficult questions. E.g. A petition was circulated recently to gage the interest in holding a special resolution re: the members of the UNA Board. Thanks to all the UNA Directors and all the UNA committees."

Jim Taylor – "It is important that people have choices and I commend Mike for a spirited campaign. We need to ask the difficult questions. We're doing something that is unique. UBC looks to blame us for failures but they are willing to listen to the most difficult questions too re: water / sewer, etc. Thanks to all."

*** Voting commenced.

8. Governance Issues

A. Presentation by Lisa Johnson – *How to consult*

- What is community consultation? Why and who and how to get involved? Consultation is more than just decision making. It is sharing information, having an opportunity to share ideas in an open discussion.
- Why get involved? Staying up to date on issues. Be interested in your community. What is this place going to become? Make suggestions, bring up new ideas, get to know each other.
- Who should get involved? Some committees are full of Hampton residents or full of Hawthorn



residents. We need to have more diversity on the committees. It would be great to have all age groups involved, people with varying interests. This makes for interesting discussions. That is meaningful. We will work together and through the issues. It makes a community stronger. Consultation is the opportunity to get out and meet people and hear what they think.

- I hope you are all on the UNA email list so that you can learn about the activities, events, meetings, etc. There are lots of positive things happening in the community. All the committees need volunteers.
- Do you have an issue to bring forward? How can the UNA conduct meaningful consultation. We should have 3 or 4 big issues each year, we cannot deal with lots of issues at once. What are your top 5 issues as a community and focus on them.

B. Presentation by Brian Collins –

Operational Governance - *How we govern ourselves day to day*

One of the governance issues concerns the composition of the UNA Board. Under our existing Constitution and Bylaws that were drawn up by UBC before residents' involvement, UBC is *guaranteed* appointees to our Board of Directors. The AMS is also guaranteed one appointee to the Board.

Recently the UNA was contacted by a resident suggesting that a Special Resolution be put before the membership to change the composition of the Board. It would require that all Directors be residents of the Neighbourhoods and be elected by the membership. As yet no formal request has been brought to the Board, but if there is sufficient interest, we will arrange a special meeting to deal with this issue.

Although it raises constitutional issues, the UNA could try to amend its Constitution to remove UBC's right to appoint directors. UBC might contest this. Or UBC might simply go back to the *old* system of operating our municipality. For many years the UNA was operated through Lands & Building Services. However there was a rationale for the UNA taking over the responsibility for delivering services to the residents. It meant the UNA could have greater input and could provide a more responsive system of operation. Virtually all of the monies that the UNA uses to provide services come from the Services Levy which residents pay to UBC under their leases.

UBC acknowledges that the Services Levies are paid to provide a range of municipal-like services to the residents. Initially the University delivered these services directly and, by doing so, had total fiscal control. If the residents required the university to account for whether it was meeting its obligation, it was able to do so.

UBC decided to give the residents a better model. It gave us a large measure of self-determination and let us make choices about which services we would obtain – *so long as* we did it within the revenue available. This is an issue we would be wise to consider.

As property owners we pay a substantial price when we buy. Only UBC has a *legal* obligation to provide services. We pay our Services Levy to the University. The University is a substantial institution that has the financial resources to stand behind its promises. I would be very concerned if UBC were to transfer the Services Levies to an organization without any oversight of what was being done with those monies. We have an enormous interest to ensure that UBC spends our Services Levies appropriately. Or, if it transfers them to a third party, that it deals with the funds in a responsible manner.

It's important to remember that the UNA is not a neighbourhood association like other neighbourhood associations. Dunbar, Point Grey, South West Marine Drive, etc. all have neighbourhood associations. They are a collection of residents who share common views about issues in their areas and they lobby for those views with their municipality - Vancouver. These associations receive no funding from Vancouver. They receive no staff from Vancouver. They raise their own funding any way they can. The UNA is *dramatically* different from all those neighbourhood associations. The University gives the UNA municipal-like powers and responsibilities. The University provides virtually all monies that we spend. The UNA has the capacity to make the critical municipal-like decisions that affect us. The Directors believe that this model is *far* preferable to the previous model where the University made the decisions. The existing model *does not* give the residents all the power of a municipal government, but it *does* give us real power that we are able to use to benefit the neighbours.

UBC used to appoint four Directors to the Board. It now has only two appointed directors. Having the university control the Board with four appointees was not a good model. After discussions with residents, UBC agreed to reduce their representation to two. The two new seats were filled by election at the next UNA AGM. However, UBC's agreement was necessary. Under section 3 of our Constitution, UBC was *constitutionally* entitled to four directors. It is the view of the Directors that any discussion to reduce the number of UBC appointees to the Board, or to *eliminate* the appointees altogether would be better made in consultation with the university.



C. Presentation by Jim Taylor - Fundamental Governance

It would be a better place if we all participate. All we need are your views – stay engaged. Read the Governance Memo – of particular interest is paragraph # 56 – identifies five realistic Governance options. The people at UBC are hugely accessible to residents compared to the City of Vancouver and the GVRD. We have the ability to meet with the local government here and to work through the issues.

UBC Agreements

UBC is accountable through the land lease and the UNA is accountable through the elections. We want something that is a bit like a municipal government. We have worked out an agreement in principle. It establishes the Neighbours Fund – our tax dollars goes into this fund which is funding the UNA exclusively.

The CAC (Community Amenity Charges) fund is the tax the developer pays for amenities in the neighbourhoods. This will be administered by joint UBC and UNA planning. UBC cannot spend our (UNA) monies outside of the neighbourhoods without our consent.

UBC is identifying a set of recreational facilities which will become joint facilities (UBC & UNA). These consist of the pools and ice rinks, T-bird fields, SRC, outdoor basketball court at Thunderbird, and the Commons at Main Mall. All users will be treated equally with regard to access times and cost. We will pay the best “student” rates. We will hold UBC to offer the same quality of access as is provided to residents in the City of Vancouver. This agreement states that the contributions of the UNA will never exceed 15% of the UNA revenue.

UBC Childcare System – We are creating spots in the UBC system. The UNA will have equal access but we will pay more as UBC subsidizes spaces for their own faculty, staff and students. The rate will be competitive to the City of Vancouver. This agreement will begin in 2008.

9. Questions & Answer Period

- “The UNA Communications (UNA Newsletter) needs to start up again to keep residents informed.”
- “We do not really have true representative governance on the UNA Board of Directors. There is no true accountability with people who make the decisions on the campus. Every person has a right to vote Board members in and out. This is not a real democracy. I’m tired of lack of accountability and disregard from people who make the decisions. We should move toward a true democracy and end control by real estate developers.”

Agree with previous comment. To change by-laws requires 10% of members’ signatures and according to the UNA by-laws we might still not be able to do it.

The Chair responded that UBC drafted the original constitution and there are unalterable parts of the Constitution. We could create an advocacy group instead.

- “This area which used to be crime free is now a crime magnet. The RCMP has no power to do anything. Staff-Sergeant Kevin Kenna responded that contrary to residents’ perceptions, there is actually very little evidence of crime within the neighbourhoods. The Chair responded that the RCMP has the same power to deal with crimes as the City of Vancouver Police Department.

- Fundamental Governance - could this paper be a topic of a special meeting?

The Chair responded that we’re open to ideas – we need to know what people are thinking about. The summer Townhall Meeting could be devoted entirely to Governance. There is a meeting Joint UBC and GVRD on Feb. 2nd with Minister Ida Chong to look at this issue.

- Question about CACs and IICs (Infrastructure Impact Charges). The Chair responded that the focus of the issue is “whether UBC is getting enough CACs from the developers?”
- Parking problems and question of UNA jurisdiction.
- UBC is providing a secondary role of administration by issuing building permits, inspections, etc. We should add more staff for the municipal administration.
- There are many different languages in the neighbourhoods. The Chair responded that the UNA Office tries to address this by producing many documents in translation.
- Question regarding Security Patrols - The Chair responded that as of Jan. 20/07 there has been an evening security patrol in the neighbourhoods. They will go into your underground parking garage if the stratas agree and provide them access.

10. Heather Friesen – Sustainability Chair

We now have a final report about recycling. We will take measures to bring universal recycling to the UNA. The UNA will contract for garbage and recycling. The cost will be an average cost paid per unit. Items that are difficult to dispose of will also be included. The Sustainability report is on UNA web-site.

11. Balloting Results

461 votes cast: Jim Taylor – 413 votes; Mike Moon – 45 votes; 3 spoiled ballots.

Jim Taylor is elected to a 1 year term as UNA Director.

Motion to adjourn at 9:24 pm, carried.



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Auditors' report

To the Board of Directors of
University Neighbourhoods Association

We have audited the statement of financial position of University Neighbourhoods Association as at March 31, 2007 and the statements of operations, changes in net assets and cash flows for the year then ended. These financial statements are the responsibility of the Association's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these financial statements present fairly, in all material respects, the financial position of the Association as at March 31, 2007 and the results of its operations, changes in its net assets and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

A handwritten signature in cursive script that reads "Deloitte & Touche LLP".

Chartered Accountants
July 4, 2007

Member of
Deloitte Touche Tohmatsu



University Neighbourhoods Association

Statement of operations
year ended March 31, 2007

	2007	2006
	\$	\$
Revenues		
Grants	1,151,230	630,161
Province of B.C.	-	20,000
Campus Community Planning	-	13,500
Municipal consulting support	-	66,667
Other	23,046	36,220
	1,174,276	766,548
Expenses		
Landscaping	270,100	148,988
Salaries and benefits	189,411	207,697
Sewer and drainage	109,605	56,092
Community service cards and community support	90,329	114,714
Office	73,698	62,577
Management fees	42,500	21,400
Sustainability Committee	34,926	-
Community support	32,294	8,914
Street lights	25,423	18,385
Road, gutter and sidewalk maintenance	22,124	13,139
Parking and security	19,485	50,503
General meetings and board meetings	14,367	12,531
Amortization of equipment	9,633	9,447
Communication	5,016	16,860
Miscellaneous	1,118	-
Library services	-	37,147
	940,029	778,394
Excess (deficiency) of revenues over expenses	234,247	(11,846)

University Neighbourhoods Association

Statement of changes in net assets
year ended March 31, 2007

	2007			2006
	Invested in equipment	Unrestricted	Total	Total
	\$	\$	\$	\$
Balance, beginning of year	22,810	20,697	43,507	55,353
Excess (deficiency) of revenues over expenses	(9,633)	243,880	234,247	(11,846)
Investment in equipment	10,900	(10,900)	-	-
Balance, end of year	24,077	253,677	277,754	43,507



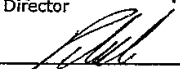
University Neighbourhoods Association

Statement of financial position
as at March 31, 2007

	2007	2006
	\$	\$
Assets		
Current assets		
Cash and term deposit	553,999	223,898
Accounts receivable	3,910	4,040
Prepaid expenses	12,917	22,167
	570,826	250,105
Equipment (Note 3)	24,077	22,810
	594,903	272,915
Liabilities		
Current liabilities		
Accounts payable and accrued liabilities	302,232	208,741
Deferred revenues	14,917	20,667
	317,149	229,408
Net assets		
Invested in equipment	24,077	22,810
Unrestricted	253,677	20,697
	277,754	43,507
	594,903	272,915

Approved by the Board of Directors


Director


Director

University Neighbourhoods Association

Statement of cash flows
year ended March 31, 2007

	2007	2006
	\$	\$
Operating activities		
Excess (deficiency) of revenues over expenses	234,247	(11,846)
Item not involving cash		
Amortization of equipment	9,633	9,447
	243,880	(2,399)
Changes in non-cash operating items		
Accounts receivable	130	460
Prepaid expenses	9,250	7,393
Accounts payable, accrued liabilities and deferred revenues	87,741	(66,747)
	341,001	(61,293)
Investing activity		
Purchase of equipment	(10,900)	(13,162)
Net cash inflow (outflow)	330,101	(74,455)
Cash and term deposit, beginning of year	223,898	298,353
Cash and term deposit, end of year	553,999	223,898
Cash and term deposit is comprised of		
Cash	501,222	171,937
Term deposit	52,777	51,961
	553,999	223,898



University Neighbourhoods Association

Notes to the financial statements

March 31, 2007

1. Description of operations

University Neighbourhoods Association (the "Association") is a not-for-profit organization incorporated under the Society Act of British Columbia on May 29, 2002. The Association represents the residents of the local areas and Hampton Place, and delivers municipal like services to them. The Association operates within the guidelines of its constitution and by-laws, and the Neighbours' Agreement between the Association and the University of British Columbia (the "Agreement").

The Association's operations are funded by service levies (property taxes) pursuant to the Agreement. During the year, the Association received \$1,134,980 (2006 - \$630,161) in funding pursuant to this Agreement. As a not-for-profit organization, the Association is not subject to income taxes.

2. Significant accounting policies

These financial statements are prepared in accordance with Canadian generally accepted accounting principles and reflect the following significant accounting policies:

(a) Revenue recognition

The Association follows the deferral method of accounting for contributions.

Unrestricted contributions including service levies are recognized as revenue when received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

Externally restricted contributions are recognized as revenue in the year in which the related expenditures are made. Contributions restricted for the purchase of capital assets are deferred and amortized into revenue at the amortization rate of the related capital assets.

Endowment contributions are recognized as direct increases in net assets when received.

Restricted investment income is recognized as revenue in the year in which the related expenses are incurred. Unrestricted investment income is recognized as revenue when earned.

(b) Equipment

Purchased equipment is stated at cost. Amortization is recorded on a declining balance basis as follows:

Office equipment and fixtures	20%
Software	100%

Leasehold improvements are amortized over the life of the lease (three years) and one renewal period (one year) using the straight-line method.

(c) Donated materials and services

The Association does not record the value of donated materials and services.

(d) Use of estimates

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

3. Equipment

	2007		2006
	Cost	Accumulated amortization	Net book value
	\$	\$	\$
Office equipment and fixtures	38,667	14,590	24,077
Leaseholds	22,900	22,900	-
Software	2,021	2,021	-
	63,588	39,511	24,077
			22,810

4. Financial instruments

The carrying value of the Association's cash and term deposit, accounts receivable and accounts payable approximate their fair values.

