

THE CAMPUS RESIDENT

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Did the Provincial Government Rubber Stamp UBC's Controversial Land Use Plan?

Official documents indicate the Province did not independently assess UBC's Land Use Plan. Is the lack of oversight for such a consequential plan appropriate?

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Campus Community Opens its Doors to Diwali



Roughly 500 people attended the UNA's Diwali 2025 event at the Wesbrook Community Centre on October 19, marking the annual 'festival of lights' and the Indian New Year. Diwali is one of the biggest and most important festivals in India and local celebrations never disappoint, drawing campus residents and individuals from around the lower mainland, says Nidhi Raina, a member of the event's organizing team. Among this year's highlights were the popular henna table as well as the flash mob and dance workshop to close out the event. (Photo: UNA).

New Business Owners Want to Build Community

Two existing businesses in Wesbrook Village have been recently taken over by new owners who are excited about growth prospects for the university neighbourhoods.

BY EMMANUEL SAMOGLLOU

It's a homecoming affair for two new business owners that have recently set up shop in Wesbrook Village.

Entrepreneurial duo and artistic couple Holly Yuen and Charles Pattison have recently taken over Mastery School of Music, while yogi and businesswoman Kim Scarrow is the force behind Havn Hot Yoga Studio. For both Yuen and Scarrow, the path back to the Lower Mainland and the University Neighbourhoods has been interesting.

Yuen is a B.C. native; after attending UBC for her undergraduate studies and law school, she moved to Hong Kong to practice as a litigation lawyer. It was there where she met Pattison, a trained physiotherapist who was working in finance.

After many years abroad as expatriates, including stops in Singapore and France, the desire to be closer to family led Both Yuen and Pattison to move to the Lower Mainland in March 2024, where they could also explore opportunities to pursue different career paths.

Both are music enthusiasts and pianists, and one day Pattison - who was born in England but grew up in France - came across an intriguing opportunity.

Numbers and mathematical formulas had long been the focus of his professional life. He completed his thesis at the Large Hadron Collider (CERN) in Switzerland before being headhunted by a bank to work as a mathematician in Hong Kong, where he met Yuen.

Yet years later, while having lunch with friends, Pattison was asked a common question: if he could do any job, what would he choose?

"I said I'd run a music school", he told *The Campus Resident*. "That's what I'm passionate about. I've always been a musician, I play the piano, it has formed me as a person, I've organized music clubs. I thought it would be really fun to combine my business experience with something I am very passionate about."

So in late 2023, he typed into Google "Vancouver music schools for sale", and to his surprise, he found one on the market in Richmond. After convincing his wife "with a little arm twisting", they bought it.

And when Wesbrook's Mastery School of Music went up for sale earlier this year, Pattison doubled down and bought it after realizing synergies could be achieved with both schools under his ownership.

It didn't take long for Yuen to join, but not without a little trepidation.

"I thought, oh my goodness, has he bitten off more than he can chew?" Yuen recalls asking herself. "Maybe he does need some help with paperwork and organization."

Yuen - who has played the piano since the age of 6 and has completed all grades of piano instruction - now works as director of legal and operations.

With a developing family business, the couple say they're looking forward to continuing offering musical instruction to campus residents and building a sense of community among local music lovers.

"I love the community here, it's so vibrant, it's nice, it's growing, and it has plans," Pattison says.

In the short term, they plan to continue building on the school's success while consulting with community members to assess what they want from their local music school.

"What we should be encouraging is children wanting to learn, because they see something in their lives and they connect it to learning an instrument," adds Yuen.

A home for the campus yoga community

Kim Scarrow, founder and director of Havyn Hot Yoga, has fond memories of living on campus as a child.

During her middle school years, she would swim at the UBC pool and explore the University Endowment Lands with her father. Years later, she has returned to campus to open Havyn's second location, in Wesbrook Village.

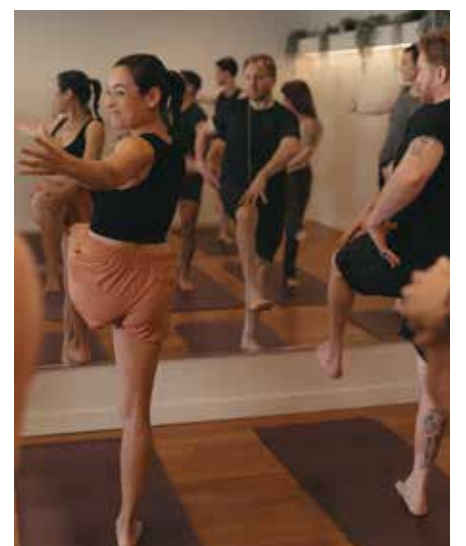
Her introduction to yoga came out of necessity. While suffering from chronic spinal pain in her early 20's, Scarrow

discovered the healing power of yoga.

"I discovered how transformative a non-Bikram heated yoga practice was for my healing," she says. "Once I returned from university out east, my passion led me to create this space to share that healing with my neighbours."

With a location already open at West 4th and Alma St., she found herself in a position where she could take over the existing yoga studio in Wesbrook and continue providing yoga classes to campus residents, as well as mat pilates and strength-based classes.

COMMUNITY CONTINUED ON PAGE 6



Kim Scarrow (left), founder and director of Havyn Hot Yoga, which recently opened in Wesbrook Village. (Photo: Submitted)

Break-in Victim Wants More Awareness on Campus Crime

A Wesbrook resident is calling for more crime updates from police and campus groups after a brazen early morning break-in resulted in the theft of items from their home, as well as their neighbours.

BY EMMANUEL SAMOGLOU

The victim of a recent home break-in at a Wesbrook Place housing complex is

calling for more communication from the RCMP, the UNA, and UBC about crime on campus.

The incident occurred early morning on September 28. It is believed two suspects stole wallets, backpacks, and keys after entering the victim's unit. The keys were then used to access an underground parking garage where the suspects made off with an undisclosed number of

items, including e-bikes worth thousands of dollars.

The incident has broken the illusion of a "bubble of safety" that many campus residents were living in prior to the break-in, the resident said.

"We need more access to information about crime rates and more communication from the RCMP, and campus/elected officials about safety awareness," they said.

During the incident, an unspecified number of suspects entered the home through an unlocked back door, a spokesperson from the RCMP told *The Campus Resident*.

The spokesperson said the investigation remains open and could not provide specific details.

The resident said all members of the household were asleep on the upper floors of their unit when the suspects entered the home at approximately 4 a.m.

"They used our (key) fob to drive a SUV into the underground garage and two people loaded their car with e-bikes," they said.

"They attempted to steal a motorcycle, and then damaged it when they failed and may have attempted to steal a Subaru. They vandalized a Tesla by pouring anti-freeze all over it."

At least three households in the complex had items stolen or damaged, the resident said.

"Everyone has been very supportive of each other, but it is hard to shake the feeling that our error made the entire complex vulnerable to the break in," they said.

"I have no expectations for the return of anyone's items, but I would hope that the RCMP might coordinate with the UNA, Village Gate Homes, and UBC to communicate to residents about incidents of crime or help form more of an awareness of what is going on in the neighborhood."

The RCMP officer who arrived at the scene told the resident that spikes in crime occur in September and October when students and faculty return to campus, which came as a surprise.

"It is probably a good thing that we all have a renewed vigilance but I wish the vigilance had come from a warning issued by the university, UNA, or police, rather than experiencing a home invasion first-hand," the resident said.

According to statistics provided by the RCMP, total property crime on campus increased 10 per cent from 2023 to 2024, with 946 incidences last year.

In a presentation to UNA directors in March this year, the RCMP said the total number of calls for service – which includes instances of officers responding to crime as well as non-crime issues – went from 3787 in 2023 to 5955 in 2024, an increase of over 57 per cent.

EMMANUEL SAMOGLOU IS THE MANAGING EDITOR OF THE CAMPUS RESIDENT.

Dog Park Opening Postponed



The Wesbrook Place dog park, located north of Birney Ave. near Ross Drive and Webber Lane. (Photo: Cami Yu)

Opening of the Wesbrook Place off-leash dog park is now expected to take place in late November.

BY CAMI YU

The long-anticipated Wesbrook Place off-leash dog park is now expected to open a month later than initially planned, with the new target date set for the end of November.

According to a statement from the UNA, the delay will allow additional time for freshly-planted grass to fully grow before the park's opening. Construction work concluded last month, but the park remains fenced off and closed to the public.

Located north of Birney Ave. near Ross Drive and Webber Lane, the estimated \$230,000 park will be maintained by the UNA using funds from its existing budget.

The idea for the park arose after a

growing need was identified by the UNA for a dedicated space where dogs and their owners can enjoy time together, while "fostering community connection" among residents.

The park's design was unanimously approved by directors in March following a six-week public engagement period last year.

The park includes two separate fenced enclosures for small and large dogs, for safety and usability. Shaded seating areas, planted trees, pedestrian pathways and waste disposal stations are also incorporated in the design.

The dog park is adjacent to a parcel of land reserved for an elementary school, but construction of the school is not expected to begin for an estimated five to 10 years. Four surrounding beach volleyball courts and lawn space have also been retained.

For neighbours with concerns over noise, the UNA says landscape design features such as trees and shrubs have been prioritized, so that they can help minimize noise issues. There will also be clear signage stating operating hours to minimize disturbances to surrounding neighbours. For more information go to myuna.ca/dogpark.

CAMI YU IS A GRADE 12 STUDENT AT UNIVERSITY HILL SECONDARY SCHOOL.

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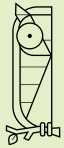




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OPINION

Did the Government Rubber Stamp UBC’s Controversial Campus Development Plan?



An aerial view of Hampton Place, one of UBC’s residential neighbourhoods. (Photo: UNA)

"One can question whether the lack of independent oversight of UBC’s LUP as it relates to the neighbourhoods is appropriate, particularly given that UBC has an incentive to maximize its revenue from residential development by providing for excessive density."

ing to 945 pages. As is typical with FOI requests, sensitive information has been redacted (i.e., blanked out). Nonetheless, the documents provide considerable insight into the government’s approval process.

My main interest in making the FOI request was to find out whether the government considered the LUP details for the neighbourhoods such as density, building heights, and percentage of rental properties. In other words, did the government act as an independent arbiter of the planning aspects of the LUP for the neighbourhoods?

The short answer is that it did not, except for confirming that the LUP was consistent with recent housing legislation applicable to local governments. The notes

of one meeting state that the Minister will not be commenting on the content of the plan.

One can question whether the lack of independent oversight of UBC’s LUP as it relates to the neighbourhoods is appropriate, particularly given that UBC has an incentive to maximize its revenue from residential development by providing for excessive density.

Many documents in the FOI package describe the review of UBC’s submission undertaken by staff of the Ministry of Municipal Affairs (MUNI). The purpose of this review was to ensure that UBC had complied with its legal obligations to engage with various stakeholders, to hold a public hearing, and to engage with the Musqueam First Nation. Staff also had to consider consistency of the LUP with Metro Vancouver’s Regional Growth Strategy.

It is apparent from the documents that MUNI staff did not consider whether UBC had responded adequately to the concerns that were expressed during the public hearing on the LUP. One document, headed “Bullets – Advice to Minister”, notes that, following the public hearing, Premier David Eby’s constituency office received over 100 letters expressing concerns and requesting that the LUP not be approved.

As a condition for approval, the Minister was required by law to consult with the Minister of Post-Secondary Education, who gave her support for the LUP. She noted, in particular, the formal

commitments to achieving climate action targets and addressing affordability regarding housing for staff and students.

An aspect of the LUP that caused concern for Ministry of Transportation and Infrastructure (MOTI) staff is that it shows two future potential SkyTrain stations on campus. MOTI emphasized that the Minister of Municipal Affairs’ approval of the LUP was not to constitute committal by the province to the SkyTrain extension project. Accordingly, the Minister’s approval letter to UBC states that “separate planning and decision processes will lead

to provincial decisions on matters such as extension of SkyTrain Millennium Line to UBC”.

Several documents mention UBC’s financial contribution to the SkyTrain extension. A letter to UBC from the Minister recognizes that timely adoption of the LUP is critical for exploring UBC’s financial contribution. A briefing note to Premier Eby states that UBC intends to move forward with additional developments as soon as the LUP is approved so that it can begin accumulating the resources to support its financial contribution to a station for the SkyTrain extension to UBC.

Another noteworthy point in the documents is a meeting summary that lists the UBC actions that are dependent on approval of the LUP. One action is redeveloping the police and fire stations on a site in a future neighbourhood.

A few days before the UBC Board of Governors approved the LUP for submission to the province, the Musqueam Indian Band sent a letter to the Board objecting to the LUP and stating that their Band Council had not approved it.

Apparently, this letter did not receive attention within the government until late January 2024, even though three ministers were copied. The Musqueam’s position became a huge issue in the government’s approval process. There were suggestions that the review of the LUP would have to be halted until the Musqueam concerns were accommodated. While this didn’t happen, those concerns resulted in a two-month delay in the Minister’s approval of the LUP.

Next month, The Campus Resident will publish an article on the topic of the LUP and First Nations, primarily the Musqueam.

BILL HOLMES IS A CAMPUS RESIDENT AND FORMER UNA DIRECTOR.

Documents obtained through a Freedom of Information request indicate the Provincial Government did not independently assess UBC’s Land Use Plan. Is the lack of oversight for such a consequential plan appropriate?

BY BILL HOLMES

What criteria did the provincial government apply when deciding to approve UBC’s new Land Use Plan (LUP) for its Vancouver campus? In an attempt to find out, I made a Freedom of Information request.

First, some background on the new LUP. The plan, which took effect in July 2024, regulates land use on the campus. Among many other things, it establishes density limits for each neighborhood, sets maximum building heights, and contains targets for neighbourhood open space, community space, retail, and childcare facilities. Detailed neighbourhood plans, such as the recently updated Wesbrook Place Neighbourhood Plan, are required to be consistent with the LUP.

The new LUP is the culmination of a process that started with the development of Campus Vision 2050, which provides a high-level, long-range plan for the Vancouver campus. The LUP implements aspects of Campus Vision 2050.

By law, the new LUP did not take effect until approved by the Minister of Municipal Affairs. UBC submitted the LUP to the Minister on December 13, 2023, together with the required supporting documentation, including details of the engagement process and the public hearing held on November 7, 2023. The Minister approved the LUP on July 22, 2024.

To obtain insight into the government’s process that resulted in approval of the LUP, I made a Freedom of Information (FOI) request in September 2024. The request asked for various documents, including briefing notes, correspondence, and meeting notes relating to the approval. Finally, in July of this year, I received a package of documents amount-

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New Parking Pilot Project Begins

Lack of parking spaces for delivery vehicles leads to new system UNA hopes will alleviate safety and congestion issues.

BY EMMANUEL SAMOGLOU

Details of a new pilot parking project designed to improve road safety and alleviate traffic congestion in Wesbrook Place were provided to the UNA Board during the October monthly meeting.

A UNA report provided to directors said Wesbrook Place has seen a substantial increase in demand for parcel and food delivery services since the pandemic, resulting in roadways frequently blocked by double-parked cars that create safety hazards for cyclists and drivers trying to manoeuvre around obstacles.

The report also said congested roadways are hindering services such as garbage collection and limiting space for residents who are moving in and out of residences.

To look for a solution, the UNA partnered with UBC and a transportation consultant to develop a pilot project that involves implementing 15-minute loading

zones around Wesbrook Place.

The first phase of the project began early this month, with loading zones created in high-priority areas known to have existing double-parking issues and are situated along major transportation routes with designated bike lanes. Those zones include spots on Wesbrook Mall, Ross Drive, Birney Ave. and Grey Ave.

Phase 2 will be carried out between January and March 2026, covering additional zones on Wesbrook Mall, Shrum Lane, and Binning Rd.

Directors were told the pilot project will be reviewed next September.

UNA office proposal rejected over costs

Directors unanimously opposed a motion that would have seen the UNA's administrative offices moved to a central location in Wesbrook Village due to the project's budget.

The UNA had previously provided a report for directors that stated the association's growth has resulted in the need for a larger office space than the unit it currently has under lease from UBC Properties Trust (UBCPT). Staff are currently spread out over three locations: a 2nd floor unit at 5923 Berton Ave., the Wesbrook Community Centre, and the Old Barn Community Centre.

Last April, staff presented a proposal to directors to lease a larger unit on the 3rd floor at 5923 Berton Ave. that could accommodate all staff. After several directors expressed concern over costs, a motion was passed to allocate funds to continue preliminary design work and work with the UNA's Finance and Audit Committee on alternative financing.

During last month's

meeting, staff shared a proposal to finance the estimated \$1.27 million renovation using a \$700,000 loan from UBCPT, \$389,000 from UNA reserve funds, and the remainder from a tenant improvement allowance provided by UBCPT.

During debate over the proposal, directors said the project's estimated cost was still too high, with one director describing it as "astronomically wild". Another director suggested UBCPT should increase its proposed tenant improvement allowance due to the amount of work required to renovate the unit, as it was recently used as an industrial space.

But with the motion defeated, the UNA will not move forward to negotiate with UBCPT over terms of the lease offered, or pursue additional construction estimates, said chair Eagle Glassheim.

"In the current climate of financial uncertainty, unexpected demands on our landscaping budget, and a commitment to cautious stewardship of our reserves, the Board could not support the additional costs necessitated by the conversion of an industrial space to an office space," Glassheim told *The Campus Resident*.

"The UNA and UBC Properties Trust share an interest in UNA staff having the office space to accommodate its current staff, as well as modest growth expected in areas like operations that oversee the maintenance of landscaping, roads and sidewalks, and public spaces."

While Glassheim said the UNA is willing to continue working with UBCPT to find a suitable office space on campus, a UBCPT spokesperson said there are no other available spaces in their portfolio of properties that meet the UNA's requirements.

"Should a feasible space arise in the future, UBCPT will work with the UNA to support their relocation. We wish the UNA well in their effort to relocate," the spokesperson said.

For additional reading, see 'Growing Pains: Balancing Growth and Fiscal Responsibility Within the UNA' on Page 5.

Housing Construction Continues on Campus

The housing industry slowdown being felt in Vancouver and across Canada appears to have missed the University Neighbourhoods as two major homebuilding projects get underway in Wesbrook Place.

BY ARIJIT JOSHI

As homebuilding slows down across the country, UBC is continuing to develop and implement its planning vision as outlined in Campus Vision 2050.

Ground recently broke on a parcel of land known Lot 26, located at the southeast corner of Ross Drive and Gray Ave. in Wesbrook Place, where Polygon Developments is building a 16-storey residential tower with 214 units and eight 3-storey townhomes. Construction is scheduled for completion in 2028.

And in Wesbrook Place South, a UBC spokesperson said construction is expected to begin soon on a project that will add 303 homes to the stock of housing on campus.

The project, built on a site called

BCR7, located along Wesbrook Mall just south of the Evolve and Echo staff housing buildings, includes a 14-story high-rise apartment with 189 market rental units as well as four 6-story mid-rise buildings with 114 units for UBC faculty and staff at market-reduced rents.

A UBC spokesperson said the projects are expected to be completed in 2028.

The ramp-up in construction activity comes as housing construction slows down in many of Canada's biggest cities.

Recent media reports have noted that fewer housing projects are being launched in Vancouver and fewer units coming to market.

While the Canadian Government has set an ambitious goal to double housing construction over the next decade, industry groups have said that goal will be extremely difficult to achieve without sizeable increases in the workforce and productivity gains.

When determining which campus housing projects move forward during adverse market conditions, UBC's Director of University Affairs Matthew Ramsey said, "UBCPT leases land to developers to build strata homes as well as developing and managing faculty and staff housing. For leased land, developers lead on building design to meet market interest following UBC's neighbourhood plans and determine when to build."

ARIJIT JOSHI IS A RECENT MASTERS OF JOURNALISM GRADUATE FROM UBC. HE WRITES ABOUT CLIMATE CHANGE, URBAN PLANNING, CONSERVATION AND LOCAL GOVERNANCE.



Construction underway at the southeast corner of Ross Drive and Gray Ave. in Wesbrook Place, photographed last month. Plans for the site include a 16-storey residential tower and eight townhomes. (Photo: Emmanuel Samoglou)



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OPINION

Growing Pains: Balancing Growth and Fiscal Responsibility Within the UNA

The UNA needs new office space to accommodate its growing operations and continue offering municipal-like services to a growing community. How should those costs be shared amongst campus stakeholders?

BY JAKE WIEBE

The UNA continues to evolve alongside one of the fastest-growing residential communities in Metro Vancouver. As UBC's neighbourhoods expand, the UNA's responsibilities have increased in scope and complexity, ranging from community programs and facility management to resident engagement and infrastructure maintenance. With this growth comes the need for a larger, more cohesive staff team to serve residents effectively.

Today, however, the UNA's administrative operations remain fragmented. Some employees work from the main office at 5923 Berton Ave., a small space long past its functional capacity, while others are based at the Wesbrook Community Centre and the Old Barn Community Centre. This separation limits collaboration and reduces the availability of community-centre space that could otherwise support additional programming, including free or low-cost activities for residents facing financial hardship.

To address these challenges, the UNA has an opportunity to move its main office and the association's scattered staff to the 3rd floor of their current building, where a larger unit is available for lease by the university through its affiliate UBC Properties Trust (UBCPT).

The goal is sound: to bring the full team together in one efficient, well-designed workspace suitable for both current and future needs.

The real question is not whether to proceed, but how far to go. What level of investment is prudent, and how can the UNA's Board of Directors ensure accountability to the residents who ultimately fund the organization?

Rising estimates and fiscal prudence

When the office expansion plan was first introduced in April 2024, the total project cost to renovate the 3rd floor unit - including the tenant-improvement contribution from prospective landlord UBC Properties Trust - was estimated at about \$650,000. At that time, I proposed setting a cap of \$450,000 for the UNA's contribution, but that limit was not adopted.

Since then, project costs have escalated significantly. Current estimates place the total at roughly \$1.27 million. By industry standards, once firm quotes are obtained, there could be a 10 to 20 percent range of variation. The final cost could possibly reach \$1.4 million or more. Clearly this is beyond what is reasonable.

Partnership and fairness

The UNA contributes directly to the success and desirability of UBCPT's portfolio of housing and commercial proper-



Neighbours Day 2025, the UNA's flagship annual event, which took place on September 6 this year. (Photo: UNA)

ties. It invests in neighbourhood safety, maintains landscaping and infrastructure, advocates for schools and healthcare, and delivers the community programming that makes these neighbourhoods attractive places to live.

Given this contribution, UBCPT's support for the renovation's costs should reflect the tangible value the UNA provides. I see this support being shared on a 50/50 basis.

UBCPT's has offered an estimated \$180,000 construction allowance to the UNA if it signs the lease for the 3rd floor unit. That amount would go towards renovations that need to be made to make the space suitable as an office space, however that amount is modest relative to a project in the \$1.2 to \$1.4 million range.

A more balanced approach would first set a construction cap of \$1 million, with UNA's portion and UBCPT's portion each being \$500,000. The exact formula needs to be worked out, but in the end each partner's share is the same.

Over a ten-year lease term, the UNA will be making significant lease payments to UBCPT along with \$500,000 in capital improvements that directly enhances a UBCPT property. Asking UBCPT to participate at a higher level than they've currently offered is not unreasonable. It represents a fair recognition of the partnership between the two organizations.

Cost controls and accountability

From a governance standpoint, the UNA's financial capital commitment for office space should be capped at \$500,000, representing a balanced and defensible limit which would still reach efficiency objectives for the team.

The project's scope should be limited to essential functional needs and non-critical improvements should be phased in only when funding and necessity align. Additionally, all aspects of the project should be transparent with competitive

procurement practices and independent cost validation.

These measures ensure that every dollar spent is justifiable, transparent, and aligned with community expectations.

Looking ahead

The UNA office project represents more than a construction decision—it is a reflection of the UNA's governance maturity. The Board's approach will signal whether it can invest in operational improvements

while upholding the principles of fairness, partnership, and accountability that residents expect.

As the UNA continues to grow, residents deserve full clarity on project costs, funding sources, and long-term implications. Transparency is not optional; it is the foundation of community confidence.

By maintaining that commitment to openness and fiscal responsibility, the UNA can deliver a practical, well-designed workspace that meets staff needs today while ensuring that every dollar spent will contribute lasting value for tomorrow.

Balancing these competing needs lies at the core of good governance. Fiscal prudence does not mean standing still; it means advancing responsibly.

A carefully scoped renovation within clear limits and supported by a fair cost-sharing structure with UBCPT can strengthen UNA operations without compromising resident

trust or future programming capacity.

The UNA and UBCPT needs to hear from the residents. ✍️

JAKE WIEBE IS A UNA DIRECTOR AND CHAIR OF THE UNA FINANCE AND AUDIT COMMITTEE. THE VIEWS EXPRESSED IN THIS ARTICLE ARE HIS OWN AND DO NOT REPRESENT THOSE OF THE UNA OR UBC.

(Editor's Note: What are your thoughts? Share your opinion by writing a letter to editor@thecampusresident.ca.)

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Beloved Treehouse Demolished

Citing safety concerns, the UNA authorized the dismantling of Wesbrook’s popular treehouse, much to the dismay of campus kids.

BY AMIE BERNAERDT

Hidden among the trees at the southern end of Nobel Park was a much beloved part of the Wesbrook Village community—a treehouse.

It was a popular place for kids to play, with its main platform high up in the tree and two swings attached.

Unfortunately, the treehouse was removed due to safety concerns at the end of September. “The structure had to be removed because it was dangerous,” said resident Elliot Hare, who was asked by the UNA to remove the treehouse. “As awesome and sturdy as it was, there were rusty nails and screws sticking out of it,



The treehouse, pictured here moments before the demolition began. (Photo: Elliot Hare)

rotten and loose boards, and tripping and fall hazards.”

Given the potential dangers, the UNA decided it was best for the treehouse to be removed. “Its condition had worsened over the past two years,” said Paul Thorkelsson, chief administrative officer of the UNA. “Our inspections raised ongoing safety and liability concerns.”

The treehouse had been a fixture of the community for at least six years. It’s not clear who built it or why, but it seems like many people have had a hand in maintaining and adding to it over the years. Boards would be replaced, pallets would appear as makeshift walls, and a rope swing was added.

“I’ve passed through Nobel Park at least twice a week for the last six years and things would change at random,” said Hare. “It just had a life of its own.”

Now that the treehouse is gone, members of the community may be wondering if a new treehouse will be built in its place.

“When I first came to the treehouse, I thought it was so cool,” said Carmen Samoglou, a seven-year-old campus resident. “I feel like they should build a new one for all the kids to enjoy.”

“Definitely there should be a new swing and hanging rope,” Samoglou added.

Lyanna AbiRafeh, 7, said she was okay with the removal of the treehouse as it was deemed to be a safety hazard, but said she would like to see something built in its place. “I would love to have a treehouse built again, and not only one but maybe a few around Wesbrook Place,” she said.

The UNA does not currently have any plans to build an official treehouse in place of the old one. A couple years, ago, the UNA looked at replacing it with a different kind of play structure, except the site sits above a critical tree root zone. That means anything official was unlikely to get



UBC student Callum Ruthe enjoying the recently-demolished treehouse last February. (Photo: Amie Bernaerd)

approved by UBC’s Campus and Community Planning team.

“We know many neighbours have fond memories of the treehouse, and we welcome community voices in shaping our shared spaces,” said Thorkelsson.

Residents are welcomed to bring forward ideas for play spaces in other,

more suitable areas. Suggestions can be shared during the UNA’s public consultations, or by reaching out to support@myuna.ca.

AMIE BERNAERDT IS A FOURTH YEAR STUDENT AT UBC, MAJORING IN CREATIVE WRITING AND ANTHROPOLOGY.

COMMUNITY CONTINUED FROM PAGE 1

Not just content with running a business though, Scarrow says she is making an effort to embed Havyn in the campus community.

“Community is a term that gets thrown around a lot, but fostering genuine connections has never been more critical,” she says. “In a world that often feels fractured, building trust and care among diverse groups is essential. Providing third spaces for these connections is a priority for me, and I’m thrilled to create opportunities for these bonds to flourish.”

Scarrow says she is optimistic about UBC’s plans to further develop campus and feels supported by the university

officials who want to see local business owners succeed.

“As a small business facing high costs and tight margins, every client counts. I’m optimistic about the densification plans in the area, which I believe will expand opportunities for creative commerce,” she says.

“This studio feels like coming home for me. Bringing more healing to such a healing space feels exceptionally special.”

Mastery School of Music is located at 3396 Shrum Lane and Havyn Hot Yoga’s UBC campus location can be found at 3378 Wesbrook Mall.



Mastery School of Music owners Holly Yuen and Charles Pattison. (Photos: Submitted)

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IN OUR OWN WORDS

Hidden Talents Unveiled at Open Mic Event for Adults

The UNA recently hosted its latest Night Shift event: a cozy evening of music and courage at the Old Barn Community Centre to foster connection in the University Neighbourhoods.

BY VIVIAN SU

The autumn rain had just begun to reveal the chill and dampness of the coming season.

As I stepped out of my apartment building, raindrops beat steadily on the plane tree leaves, wind scattering the fallen ones across the soaked pavement in a messy rhythm.

I thought to myself, “No one will be out for a walk tonight.”

From outside, the Old Barn Community Centre glowed like a lantern in the dark, and a tree in front shimmered with light bulbs, as if greeting each visitor with a quiet smile.

I asked myself, “So what will this event be like? Maybe I should go inside.”

Music and laughter on a rainy night

Upstairs, meeting rooms 1 and 2 had been transformed into a cozy concert space. Volunteers had arranged microphones, sound mixers, and neat rows of chairs before host and UNA staff member Cody Stepura welcomed everyone to take their seats.

Night Shift is the UNA’s event series for adults aged 19 and over. Held at the Old Barn Community Centre, the events are meant to foster community connections among adults in a relaxed atmosphere with bar service and a “social vibe”. The first event in the series, a trivia night, was held in September and almost all tickets were sold.

The rain didn’t stop anyone from attending the second



Performers at the UNA’s Night Shift open mic event, held on October 18. (Photos: Vivian Su)

event in the series – an open mic event.

Inside, a warm, intimate concert unfolded with ukulele and guitar performances, and flute and piano melodies. The songs were elegant and serene; some expressing love, some bidding a farewell, and others a quiet sorrow.

Brave voices, honest connections

You wouldn’t believe it unless you were there, but the performers were our neighbours. Many began learning their instruments during the pandemic, and some only wrote their first original songs this year.

On this night, they stood bravely under the spotlight, singing their inner thoughts out loud, sharing their emotions, and lighting up the soft corners of our community. For some performers, it was their first time ever expressing themselves publicly through art.

When one performer sang the words, “I have nowhere else to go. Where is my home? Do you have any clue?,” my eyes filled with tears.

The Warmth of Community

Perhaps many of us can’t afford to own a permanent home here, but can we open our hearts for the people around us and things that are worth loving?

We are all busy with children, housework, studies, and jobs, yet I believe we still have a little gentleness to offer and a quiet strength to give back to the community we live in.

Thank you to the organizers of Night Shift for bringing warmth on a cold rainy night.

VIVIAN SU IS A MEMBER OF THE CAMPUS RESIDENT NEWSPAPER EDITORIAL COMMITTEE.

Joanne Is Your UBC Neighbourhood REALTOR®

Joanne is a multiple award winning REALTOR®. Please call Joanne for real estate matters.

Hello! I'm Joanne Chen! A longtime resident of Vancouver, I moved to UBC in 2008 and have proudly called it home ever since. I'm fluent in English, Mandarin (普通话), Cantonese (广东话), and two other dialects (台山话和客家话), allowing me to connect with a diverse range of clients. Whether you're buying or selling, I'm here to help you achieve your real estate goals with exceptional service and personalized support. I have sold almost 40 properties at UBC and over 100 properties in Greater Vancouver. I'm looking forward to connecting with you.



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Welcome to The Campus Resident’s Arts & Culture section, where community members of all ages can share their creativity, including: paintings, comics, poems, stories and songwriting.

Thank you for sharing your work and cheering on your fellow residents, and keep sending your creations to editor@thecampusresident.ca. To be featured in our December issue, send in your submission by November 15!

— The Campus Resident Arts & Culture team

November Dawn

BY KYNE TSAI

In *November Dawn*, I share a peaceful dawn on a November morning, a scenery that I am often rewarded with while working early mornings as UBC Farm’s market manager. The painting reflects the calm before the day begins, when the sun gently sparkles through the dissipating mist and the awakening

fields, soon to give way to the lively bustle of community members and local food producers.

KYNE TSAI IS A FIRST-GENERATION IMMIGRANT FROM TAIWAN AND UBC FORESTRY GRADUATE WHO CREATES OIL PASTEL WORKS INSPIRED BY THE RELATIONSHIP BETWEEN PEOPLE AND PLACE. HE MANAGES THE COMMUNITY SUPPORTED AGRICULTURE PROGRAM AND SATURDAY MARKETS AT THE UBC FARM, WHERE SIX YEARS OF COMMUNITY LIFE CONTINUE TO SHAPE HIS ART.



All Nations Remembrance

BY WARREN MCKINNON

Colonialism is the terrible truth that’s never acknowledged in the anthem *God Save The King*. As the late journalist and writer David Pate says in his book, “*The Worst Songs in the World – The Terrible Truth About National Anthems*,” “most of the people singing didn’t seem too concerned about the Indigenous Peoples of the conquered lands.” I believe it’s time to sing a more inclusive second verse that asks God to save us all – the invaded as well as the invaders.

In a country like Canada with a constitutional monarchy, where citizenship requires an oath of allegiance to the British monarch, the singing of *God Save the King* does appear to reinforce the long-standing colonial disregard for First Nations.

Presumably, Canadians began singing *God Save the King* in the late 18th century when Canada became a

British rather than a French colony after Wolfe defeated Montcalm. The former immortalized in the anthem *The Maple Leaf Forever*. Yet both *God Save The King* and *The Maple Leaf Forever* are anthems that fail to honour the people who have lived here thousands of years before French and English colonizers arrived.

It wasn’t that long ago when First Nation war veterans were not included in Remembrance Day ceremonies on Parliament Hill in Ottawa. After everyone left, they would gather to remember their fallen comrades.

But in recent times, dramatic changes have occurred since we’ve learned the horrible truth about Indian Residential Schools. More First Nations people serving in government today take an oath to recognize the authority of the constitutional monarch whose history includes the brutal treatment of Indigenous Peoples.

First Nations people can no longer be dismissed or disregarded by anthem singing that only recognizes our constitutional monarch. This has been my experience,

for instance, at UBC’s Remembrance Day ceremonies.

So, to remedy this I propose we add a second verse to *God Save the King* that recognizes those who were here long before a settler like me. Here it is for better or worse:

WARREN MCKINNON HOLDS A DOCTORATE OF MINISTRY FROM THE UNIVERSITY OF TORONTO, AND IS A RESEARCHER AND DEVELOPER OF INTERPRETIVE CREATIONS IN THE ARTS (WRITING, VISUAL ARTS, DRAMA, MUSIC) THAT REFLECT PERSONAL AND COMMUNAL RESPONSIBILITIES.

God save us,
everyone,
Long may your grace
abound,
God save us all.
Make us industrious
Caring and curious,
Your love reign over
us,
God save us all.

