

Holiday Activities to Keep You Moving

Winter is a great time to relax indoors with a hot cup of cocoa, but there's plenty on offer for those who want to stay active. Check out our annual guide for three great holiday activity ideas.

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Warning Issued to Contractor After Complaints Over Construction Noise

Residents have lodged complaints over excessive noise from two ongoing Wesbrook construction projects, with some reporting negative health effects.

BY JAN SCHUERMANN

Campus officials have issued a warning to a construction company after complaints by residents over excessive construction-related noise and idling trucks in Wesbrook Place.

Many complaints have recently been made on social media and are focused on two ongoing projects: Lot 26 on Ross Drive and the construction of a childcare centre on the ground floor of the 18-storey Verve residential tower on Binning Avenue.

Residents said they have been dealing with the effects of construction noise, which they say has been above the permitted level of 85 decibels.

Instances of idling trucks arriving at the construction area before 7 a.m., constant drilling noise, and shaking floors are also included in the complaints from residents.

Yan Zheng, who lives with her family in Symphony on Wesbrook Mall and in very close proximity to Verve, said their bedrooms face the construction area of the childcare centre.

"On November 13 and 14, we did experience extremely unbearable noise from early morning around 7 a.m. to 4 p.m.," Zheng said in an interview with *The Campus Resident*.

"It was so loud that it gave me a constant headache and pained my ears for the rest of the day."

Zheng added that her family has been using a white noise sound machine for years, which helps her son to sleep through the construction noise in the morning.

Construction noise must not exceed 85 decibels: UNA bylaw

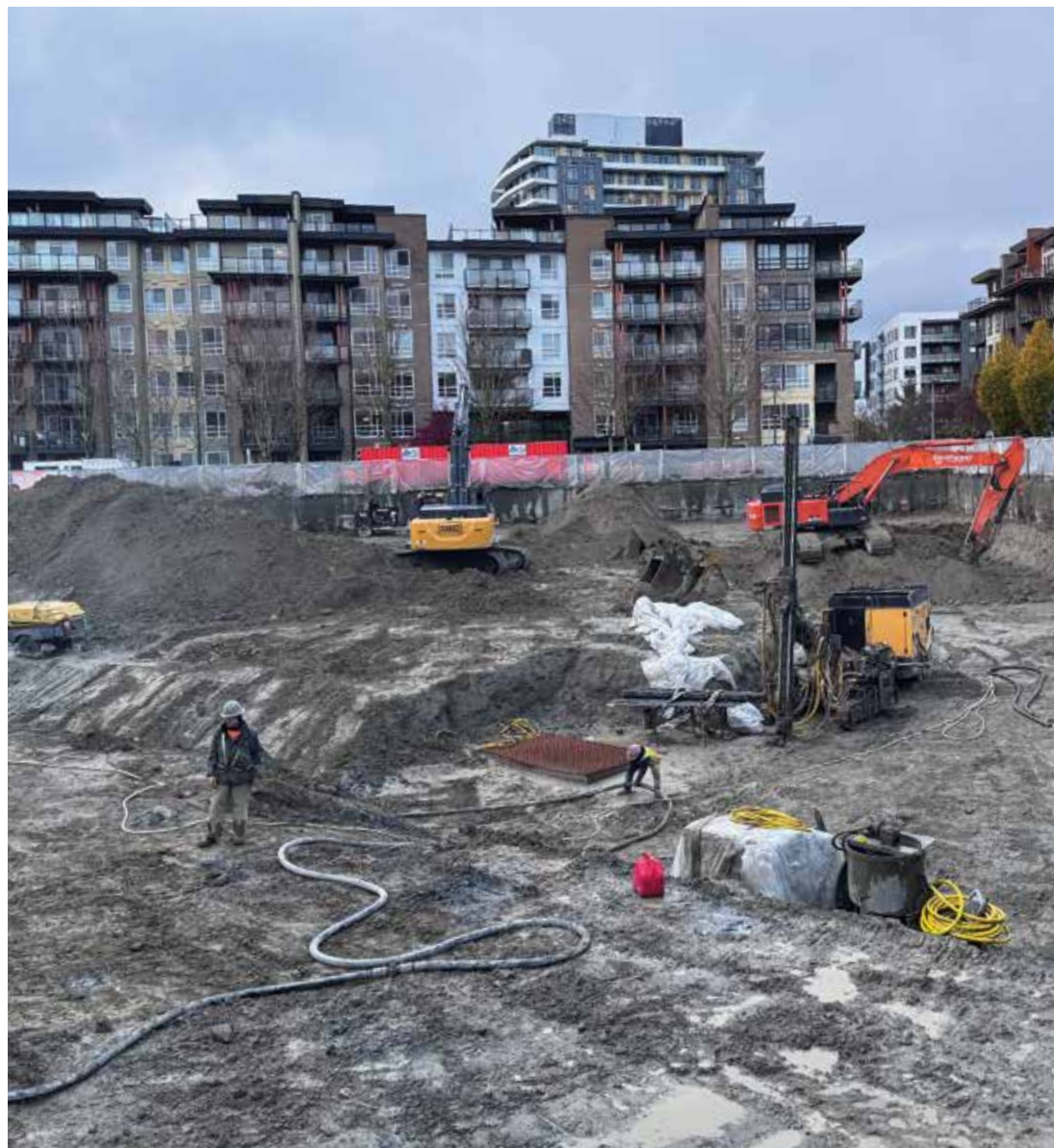
According to UBC Campus+Community Planning, no construction work is allowed before 7:30 a.m. under normal circumstances. Throughout the week, work must end at 7 p.m.

On Saturdays, work is only permitted from 9 a.m. to 5 p.m. Construction is not permitted on Sunday or any statutory holidays.

The UNA Noise Control Bylaw states that construction noise must not exceed a rating of 85 decibels.

However, many residents' complaints indicate construction work is not being carried out according to these regulations and bylaws.

Zheng said the extremely loud construction noise which occurred last



Ongoing construction on a site known as Lot 26, located on Ross Drive in Wesbrook Place. (Photo: Emmanuel Samoglou)

month was outside the permitted hours and exceeded the allowed decibel level.

Other residents in the affected areas have taken to Facebook to share their discontent about this particular case, with one user saying that they recorded the sound level at 105 decibels on both days.

Another Facebook user shared a screenshot of their decibel meter from Pine House at 3588 Ross Drive, measuring the construction noise at Lot 26 at 88 decibels.

According to the social media posts, the noise eventually stopped after a few days when the contractors finished performing air track drillings.

Contractor allegedly not aware of bylaw

"Work hour variances may be applied for and granted in certain circumstances," said Matthew Ramsey, Director of University Affairs at UBC, in an email.

It is not known if variances were granted for those days in question, and residents who spoke to *The Campus Resi-*

dent said they were not notified about any variances that would have been issued.

Zheng said the property manager of her building told her the contractor was not aware of the UNA noise bylaw. She was also told that the contractor is now monitoring noise levels.

To ensure compliance, UBC said it carries out routine inspections of construction sites.

"Campus + Community Planning compliance officers perform regular inspections of construction sites on campus to ensure they are adhering to the approved traffic management and site and safety plans," Ramsey said.

He added UBC works with developers on truck routes and site plans in advance of construction and communicates expectations to contractors.

But one resident living near Lot 26 said they observed multiple trucks idling in front of their apartment for approximately one hour last month.

CONSTRUCTION CONTINUED ON PAGE 2

Residents to be Hit with Higher Utility Bills

B.C.'s utilities regulator has approved a double digit increase in hot water and heating rates for thousands of Wesbrook residents by a range of 12 to 18 per cent annually over each of the next three years.

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OPINION: Why Residents Should Engage in UNA Budget Consultations

The UNA is preparing a draft budget for the 2026-2027 fiscal year, and residents will soon have an opportunity to have their say on how millions of dollars should be spent.

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Community Centre Opening on Horizon

Negotiations are underway with a potential operator of the leleñ community centre, which was completed in summer 2024 but remains closed to residents.

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Arts & Culture

Check out the latest installment of *The Campus Resident's* Arts & Culture section, featuring creative work from community members.

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Residents to be Hit with Higher Utility Bills

British Columbia’s utilities regulator has approved a double digit increase in hot water and heating rates for thousands of Wesbrook residents by a range of 12 to 18 per cent annually over each of the next three years.

BY EMMANUEL SAMOGLOU

British Columbia’s utilities regulator has approved an application that will see Wesbrook residents in 15 residential buildings facing a near 50 per cent increase in heating and hot water rates over the next three years.

On October 28, the British Columbia Utilities Commission (BCUC) approved the application by energy company Corix Utilities to increase their rates by a range of 12 to 18 per cent annually for this year, 2026, and 2027. The company says the hikes are necessary to address revenue shortfalls from the Neighbourhood District Energy System (NDES) it operates in Wesbrook Place.

Under the new rates, residents being served by the natural gas-powered NDES will be paying \$0.758 per square metre in 2025, increasing to \$0.87 in 2026. The rate is scheduled to increase to \$0.976 per square metre in 2027.

During a review process, the regulator received 123 letters of comment from residents, strata representatives, and the UNA. The bulk of the letters expressed the financial impact of the rate hikes, and some letter writers inquired why UBC wasn’t taking on some of the financial shortfall.

In approving the application, the regulator agreed with Corix that the rate hikes were necessary due to slower than anticipated construction of residential buildings in Wesbrook Place.

When UBC and Corix entered into a contract to build the NDES in 2015, the utility company anticipated that 23 buildings would be connected to the system by the end of 2023.

However, as of last month, only 15 buildings had been connected, representing 71 percent of the planned connections.

The full build-out of Phase I of Wesbrook Place is now not expected to be completed until the end of 2032, the BCUC notes.

With the slower than anticipated build-out in Wesbrook Place, Corix asserted it was not collecting enough revenues, putting the future of the NDES in jeopardy.

“The Panel notes that delaying the rate increase now would be detrimental to current and future customers ... and to the utility by putting its ongoing financial viability at risk,” noted the BCUC in its decision.

When asked to respond to Corix’s assertion that the delays were the primary justification to raise rates, UBC’s Director of University Affairs Matt Ramsey said, “The BCUC’s 2014 approval for Corix to build and operate the NDES was based on a number of assumptions in a project plan, including the pace of Wesbrook Place growth.”

“UBC’s contract with Corix is clear that the assumed pace of growth is by its nature variable, dependent on housing market conditions such as strata and rental demand, financing capacity, and third-party developer interest,” he added.



One of two energy centres that form the Neighbourhood District Energy System operated by Corix. (Photo: Eagle Glassheim).

While Ramsey said construction timing was one of many factors leading to increased costs, the regulator repeatedly referred to the delays in its decision. “The evidence shows that the costs to serve the UBC NDES are increasing, and the revenues are much lower than expected due

to build out delays,” the BCUC decision noted.

“In the future, the Panel expects Corix to be proactive at the commencement of its projects by considering contingency plans to mitigate potential development delays,” the regulator added.

Rate hikes come as residents deal with higher cost of living

Wesbrook Place resident Leanne Bernaerdt said the regulator’s decision ignores the current stress on household finances faced by many community members.

“Corix made commitments when this neighbourhood was being planned and they have not fulfilled them by request-

ing an increase that is not in touch with the financial realities of its residents,” said Bernaerdt.

“It is not fair to be blindsided with rate increases this large. UBC and UNA need to act on behalf of all residents. BCUC needs to protect the residents of B.C. against monopolistic corporations.”

Despite Bernaerdt’s plea, no campus officials or organizations have stepped up to speak on behalf of the affected residents since the decision was issued.

In June, the UNA board sent a letter to the BCUC, urging the regulator to reject Corix’s application. However, the UNA has not issued a statement in response to the rate hike. Additionally, the matter was not discussed during the board’s November monthly meeting.

When asked about the financial burden the rate hikes will place on residents, Charlene Rowan Director, Marketing and Communications at Corix said, “The decision reflects the thoroughness of that process and ensures customers continue to receive safe, reliable service at just and reasonable rates.”

EMMANUEL SAMOGLOU IS THE MANAGING EDITOR OF THE CAMPUS RESIDENT.



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CONSTRUCTION CONTINUED FROM PAGE 1

In response to a complaint they made to the UNA, the resident was told, “The Lot 26 construction team has received a warning and a reminder from the UBC Compliance Officer, Campus + Community Planning, about adhering to the UNA noise bylaw.”

Ramsey did not respond to a question about idling trucks before working hours, but said truck routes for Lot 26 are “limited to Ross Drive to Wesbrook Mall south or Ross Drive to 16th Avenue.”

Additionally, truck routes for the construction site on Binning Ave are also limited to Wesbrook Mall south, Ramsey added.

File complaints with all details, residents told

In a written response to questions, the UNA said complaints about noise should include the date, time, and, if possible, photos and or video.

“We forward the full complaint to the

UBC Compliance Office, which is responsible for reviewing construction-related concerns. They then follow up directly with the development team and on-site construction managers to address the issue,” said Wegland Sit, Operations Manager at the UNA.

“This coordinated workflow ensures that noise concerns are documented, reviewed, and acted on by the appropriate authority.”

Construction work on a 16-storey residential tower with 214 units and eight 3-storey townhomes at Lot 26 began this summer, while construction of the child-care centre on the ground level of Verve is ongoing.

JAN SCHUERMANN HAS LIVED IN GERMANY, POLAND, AND THE U.S. BEFORE MOVING TO CANADA. HIS CAREER EVOLVED FROM WRITING FINANCIAL NEWS IN FRANKFURT TO COVERING BREAKING NEWS IN VANCOUVER FOR CITYNEWS AND THE CAMPUS RESIDENT. HE IS PASSIONATE ABOUT FINDING THE STORIES BEHIND THE STORIES.

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We acknowledge that *The Campus Resident* is published on the ancestral, unceded territories of the xʷməθkʷəy̓əm (Musqueam), skwxwú7mesh (Squamish) and selilwitulh (Tsleil-Waututh) nations.

OPINION

Why Community Members Should Engage in UNA Budget Consultations

The UNA is preparing a draft budget for the 2026-2027 fiscal year, and residents will soon have an opportunity to have their say on how millions should be spent.

BY JAKE WIEBE

As the UNA begins preparing its budget for the next fiscal year, residents will soon be invited to take part in a public consultation process.

While a ‘budget consultation’ may sound bureaucratic, it is one of the most tangible ways neighbours can influence how millions of dollars are spent and invested in our community. A budget isn’t just a spreadsheet, it’s a mirror of community priorities.

The UNA’s budget for the fiscal year running April 1, 2026 to March 31, 2027 deals with many things that affect our daily lives, including parks, landscaping, recreation programming, street lighting, and facility maintenance. It sets administrative staffing levels, establishes contributions to capital reserves, and ensures the protection of long-term community assets.

In short, the budget is the blueprint for how our neighbourhoods function day to day, and how they are safeguarded for the future.

Growing pains

Over the past year, the UNA has faced a challenging balancing act. Population growth across Wesbrook, Hawthorn, and Chancellor Place has increased the demand for basic services, while inflation continues to drive up operating costs, from landscaping contracts to equipment replacement.

Meanwhile, UBC withdrawals under the Neighbours Agreement have grown faster than anticipated, reducing the UNA’s share of funds available for local use.

Currently the UNA receives only 54.7 per cent of total levies collected through property taxes within UNA neighborhoods for its budget. UBC withdraws the remaining balance for fees and infrastructure reserves. UBC also withdraws funds for fire services, the use of the university’s recreation facilities, and stormwater sewers. These costs have increased 12 per cent, or about \$457,000, in the new budget.

Though levies paid this coming year to UBC are projected to increase by 3.8 per cent, the amount available to the UNA is dropping by 1.8 per cent - a 5.6 per cent swing or \$300,000 less than what the UNA should realize in transfers. Every dollar withdrawn by UBC is one less available for community priorities.

These trends reinforce the need for greater transparency around UBC withdrawals and clearer reporting on how those deductions are calculated and applied. Without such clarity, it becomes difficult for residents to see where their service levy contributions are truly going, and whether the community is receiving full value for what it pays.

Prioritizing core deliverables

With these fiscal challenges, the UNA must remain focused on its core mission of supporting safe, clean, and functional neighbourhoods. That means prioritizing things like maintaining roads, sidewalks, and the tree canopy, alongside valued community activities and programming. It also means de-emphasizing discretionary or non-essential initiatives that do little to enhance operations or front-line services, and being vigilant against ongoing cost creep. Discipline in budgeting protects the programs and services residents rely on most. Similarly, new staff hires should be limited to essential operations and mandated services, ensuring administrative growth stays measured and justified.

At the same time, the UNA should be prepared to use reserves strategically. For example, supporting key safety projects like pathway lighting enhancements, or asset-maintenance initiatives that preserve infrastructure and service levels for the long term.

Why resident participation matters

Public consultations on matters like financial budgets aren’t a formality, they are the foundation of transparent governance.

The UNA’s Board of Directors and its Finance & Audit Committee rely on resident feedback to test assumptions, challenge spending priorities, and ensure that final budget allocations reflect the community’s values, rather than administrative convenience.

Comments from residents have previously shaped real outcomes: slowing non-essential office projects, focusing on structural and maintenance needs, and re-evaluating programming costs. Each suggestion, even a brief one, helps reinforce fiscal accountability and strengthens the

UNA’s credibility with both UBC and the community it serves. Consultation gives legitimacy to every dollar the UNA spends.

How to participate

The draft 2026-2027 budget will be released publicly on the UNA website as part of the new budget cycle. Neighbours are strongly encouraged to watch for alerts posted online or right here in *The Campus Resident*.

There will also be opportunities to take part in open house sessions tentatively planned for February 2026. These events will provide residents with a chance to meet with UNA directors and staff, ask questions, and share their views directly. Residents will also be able to submit feedback online and review summary tables outlining revenues, expenses, and capital priorities. Even a few minutes spent reading the highlights or sending a brief note could make a measurable difference.

A shared responsibility

Budgets reveal what a community values most. Whether you believe the UNA should focus on essential maintenance, expanded programming, or building stronger cash reserves for the future, this consultation is the opportunity to make your views count.

The upcoming fiscal year will test how well the UNA can balance ambition with restraint. But that balance can only be achieved through dialogue between UBC, UNA directors, and, most importantly, the residents who fund and benefit from the UNA’s work. Participation is not about agreeing, it’s about being heard.

Let us make sure the 2026-2027 UNA budget reflects not only fiscal discipline and accountability, but the collective vision of an engaged, informed, and forward-thinking community. ✍️

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.

Board Directors Vote to Maintain Presence on Newspaper Committee

UNA staff recommendations aimed to strengthen newspaper’s independence rejected by directors during November meeting, with board opting to hold on to oversight role.

BY EMMANUEL SAMOGLOU

November’s UNA board meeting saw directors voting down a motion that would have removed a requirement for two elected directors from the board to sit on *The Campus Resident’s* Newspaper Editorial Committee.

The newspaper’s operations are currently overseen by a 9-member editorial committee that includes seven community members as well as two members from the UNA’s Board of Directors. All members are appointed internally during proceedings that are not open to the public. The committee’s structure is laid out in its terms of reference, which were devised by UNA staff prior to the paper’s relaunch in September 2023.

While addressing questions from directors during the meeting, UNA Communications Manager Glenda Ollero said the initial decision to include directors on the committee was made in order to oversee the relaunch of the paper and ensure a smooth transition from the previous arrangement, when the paper’s production was outsourced to a contractor. Currently, the editorial committee

sets the editorial direction of the newspaper and approves the content in monthly printed issues and the paper’s website.

Ollero said the system has worked well, but in a report prepared for the board, she wrote that “... it has become necessary to update its governing documents to align with current operating practice and strengthen editorial clarity, independence, and accessibility.”

Ollero added that the changes would strengthen *The Campus Resident’s* “... credibility while preserving Board involvement through TOR (terms of reference), policy, and required reporting.”

When asked about why the changes were being recommended, she said there have been instances where community members have questioned the newspaper’s independence from the UNA, and some residents have declined to contribute to the paper over questions about possible conflicts of interest.

Commenting on the recommendations, two directors said they were opposed to changes in the structure of the committee. One cited the benefit of having elected directors sitting on the board in an oversight role for a UNA-funded publication, while the others said as members of the public, they were able to provide a valuable contribution to the paper.

NEWSPAPER CONTINUED ON PAGE 6

OPINION

UBC’s Land Use Plan and First Nations

How did UBC engage with B.C.’s First Nations while developing its latest land use plan for campus? Previously unpublished documents reveal some details, while also raising important questions.

BY BILL HOLMES

In November, *The Campus Resident* published the first article in a two-part series about a Freedom of Information (FOI) request I made to the provincial government for documents relating to the government’s approval of UBC’s new Land Use Plan. This article describes what the documents revealed regarding the plan and First Nations who engaged with UBC on it.

The FOI documents provide a fascinating behind-the-scenes view of the role that engagement with First Nations, principally Musqueam, played in the government’s approval process for UBC’s new Land Use Plan (LUP).

By ministerial order, before UBC submits a new land use plan for approval, UBC’s Board of Governors “must engage the Musqueam First Nation regarding” those aspects of the plan that “affect Musqueam interests”. One might wonder what Musqueam interests may be affected by a UBC land use plan. The FOI documents do not provide an answer.

Although the ministerial order requires engagement just with Musqueam, the government interpreted the order as requiring engagement with other First Nations as well. The engagement was required to meet “the case-law standards for the Crown’s duty to consult, and the policy standards set by the province’s principles that guide the province’s relationship with Indigenous Peoples”. When considering approval of the LUP, the Minister of Municipal Affairs must understand the impacts stated by First Nations and consider the accommodations and mitigations offered by UBC in response.

Fourteen First Nations were identified as “potentially affected by decisions or activities on the campus lands, with the Musqueam Indian Band, the Squamish Nation and Tsleil-Waututh Nation having the strongest Aboriginal Interest”. Only Musqueam and Squamish participated in engagement with UBC. The others declined invitations to engage or did not respond.

UBC’s engagement with Musqueam

was extensive. It took place over a two-year period, commencing with the development of Campus Vision 2050 — a high-level, long-range plan for the Vancouver campus — and continuing during the development of the LUP.

Little in the documents sheds light on the matters discussed during the engagement. Numerous documents had portions redacted, with redaction code 16 (Disclosure harmful to intergovernmental relations or negotiations), code 18.1 (Disclosure harmful to interests of an Indigenous people), or both codes. From the redaction codes and the headings preceding the redactions, it is evident that many of the excluded portions concern Musqueam’s position with respect to Campus Vision 2050 and the LUP.

One revealing statement made by a UBC representative in a meeting with government officials is that Musqueam “wanted to talk a lot about the decision 150 years ago to give the land to the university”. UBC’s response was that it had no mandate to engage in discussion of title to land. An internal government document states: “rights and title interests affected by Crown grants to UBC are the responsibility of the province (and are not within UBC’s purview to address)”.

Another issue raised by Musqueam was economic possibilities through revenue sharing from land development.

In early December 2023, a few days before the UBC Board of Governors approved the LUP for submission to the province, Musqueam Indian Band (MIB) sent a letter to that board. That letter states bluntly that “the MIB Council has not approved the UBC Plan [the new LUP]”. It points out that UBC is proceeding with the plan “despite multiple statements of disagreement from Musqueam”.

The letter includes these assertions: “Musqueam people have the legal rights to make decisions about these unceded lands [the UBC campus] and is entitled to benefit from whatever is obtained from our lands, now and for future generations, as part of the collective rights.”

“Our lands’ resources and status



as neighbours are jeopardized by the proposed significant growth within UBC Vancouver campus. There will be substantial impacts on our community that have not been discussed in detail by experts or within the community to assure Musqueam the necessary mitigation measures will be carried out.”

Musqueam considered it a legal requirement that their consent be obtained to UBC’s land use decisions. UBC was advised by the Minister of Indigenous Relations and Reconciliation that UBC could move forward with the LUP without Musqueam’s consent.

The Chair of UBC’s Board of Governors responded to the Musqueam letter in February 2024. Among other things, the three-page response reiterated UBC’s commitment to a Relationship Agreement with Musqueam.

Most notably, one aspect of this agreement is a Land Use Relationship Framework, which sets out an engagement process to ensure that Musqueam have a “specific and ongoing role in the implementation” of the new LUP. This will enable UBC “to understand Musqueam interests and respond to any unforeseen impacts as the Land Use Plan is implemented”.

The letter points out that UBC developed a comprehensive list of potential impacts of the LUP on Musqueam’s existing Aboriginal rights and interests, and developed strategies to attempt to mitigate those impacts. The potential impacts and the mitigation strategies are described in the First Nations Consultation Record, a 30-page document that was included in the LUP package submitted to the government but excluded from the FOI material.

Within the provincial government, the December Musqueam letter did not receive attention until late January 2024. Musqueam’s position became a major issue in the government’s approval process for the LUP. An FOI document states: “resolution of the concerns raised by the Musqueam Indian Band is required in order to proceed” with the approval of the new LUP.

The Musqueam concerns brought the Ministry of Indigenous Relations and Reconciliation into the approval process. That Ministry’s response included a process to develop a government-to-government relationship agreement between the province and Musqueam. A letter from the Minister to Musqueam said that he looked forward to “the opportunity for our government-to-government table to ... provide an opportunity to work together on longer-term issues regarding reconciliation, rights, title, territory, and culture”.

In mid-June, about six months after UBC submitted the LUP for approval, Premier David Eby became involved in the process. An email states that he asked that his support for approval of the new LUP be passed on to the Ministry of Municipal Affairs and said that he will call the Musqueam Chief “to advise”.

Shortly thereafter, the Premier and others met with Musqueam. The meeting was followed in mid-July by a letter from the Minister of Indigenous Relations and Reconciliation to Musqueam addressing several matters, most of which were not directly related to the LUP. These included UBC’s commitment to explore further partnership opportunities with Musqueam, such as partnering on student housing operations on Musqueam lands and growing the relationship between Musqueam Capital Corporation and UBC Properties Trust. In addition, the letter signalled the province’s commitment to working towards reconciliation with Musqueam, including the recognition of rights and title.

Nothing in the FOI documents indicates whether Musqueam ultimately consented to the new LUP, which was approved by the Minister of Municipal Affairs on July 22, 2024.

In addition to engaging with Musqueam regarding Campus Vision 2050 and the new LUP, UBC engaged with Squamish First Nation. This engagement appears to have been contentious with Musqueam. Their December 2023 letter included the statement: “Additionally, it should be emphasized that since UBC is on Musqueam lands, Musqueam must be consulted exclusively.”

The FOI documents contain little information about UBC’s engagement with Squamish. The engagement began in October 2022 and initially involved information sharing. In November 2023, Squamish leaders met with UBC to discuss the LUP and the development of a relationship agreement.

In a subsequent letter to UBC’s President, Squamish leaders emphasized the importance of cultural representation and their interest in academic, research, and learning opportunities at UBC. The letter did not express concerns regarding the land use aspects of the LUP.

Shortly before the UBC Board of Governors approved the new LUP, “Squamish informed UBC that without action from UBC to address their comments, Squamish may not be able to provide consent for the amended LUP”. Nothing I have found in the FOI documents sheds light on whether the Squamish ultimately consented or whether their refusal to consent was not considered an obstacle to approval of the LUP.

As is evident from this account of the province’s response to Musqueam’s concerns and their refusal to consent to UBC’s new LUP, the provincial government takes very seriously its obligations to First Nations. On the other hand, there is nothing in the FOI documents showing that the government also felt an obligation to consider the concerns of those who reside on the UBC campus. ☞

BILL HOLMES IS A CAMPUS RESIDENT AND FORMER UNA DIRECTOR.

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More Retail Space Coming to the Heart of Wesbrook Place

By removing the movator on a busy corner in the heart of Wesbrook Village, UBC Properties Trust says it will be able to add a new retail unit and improve accessibility to the underground parkade.

BY THE CAMPUS RESIDENT STAFF

A project that aims to improve accessibility to the underground parkade in Wesbrook Village and adds more retail space to service the neighbourhood’s growing population is underway.

The project will see the removal of the movator – also known as a moving walkway - located opposite Save-On-Foods on the corner of Shrum Lane and Berton Avenue, that was used to access the underground parkade.

The movator will be replaced with an elevator and staircase, and a new commercial unit will also be added to the existing space.

“Once complete, these improvements will provide safer, more reliable access between the parkade and street level, while also creating space for a new neighbourhood business to add value to the community,” UBC Properties Trust



The Wesbrook Professional Centre on the corner of Shrum Lane and Berton Ave. where a new retail space, elevator, and staircase will be located after the removal of the existing movator. (Photo: Emmanuel Samoglou)

(UBCPT) said in a release. “UBC Properties Trust seeks opportunities like these to ensure the neighbourhood remains a vibrant place for years to come.”

The changes are expected to be completed by late summer 2026, UBCPT said. With the movator out of service,

access between the parkade and street level will continue to be available via the Wesbrook Professional Centre’s elevator and staircase, which can be accessed from the west side of the building. UBCPT advises that shopping carts are not permitted on vehicle ramps used by motorists to access the underground parkade, and shoppers must use the elevator. The construction project will result in temporary weekday road closures along Shrum Lane from 7:30 a.m. to 5:00 p.m., and will be in place for the duration of the project. Access to sidewalks will also be affected. Beginning this month until March, the sidewalk on Berton Ave, opposite Save-On-Foods, will be closed; however, all businesses will remain accessible. 🍁

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.

Joanne is excited to share her newly launched website with everyone.

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Campus Community Centre Opening on the Horizon

Negotiations are underway with a potential operator of the lelām community centre, which was completed in summer 2024 but remains closed to residents.

BY AMIE BERNAERDT

An opening date could soon be announced for the completed but still unopened lelām community centre.

lelām is an 8.7 hectare development on the eastern edge of UBC’s campus with apartment buildings, townhomes, shops, a daycare, and an unused community centre that residents have eagerly been waiting for.

Construction was completed in summer 2024 and a grand opening was initially scheduled for July 18 of that year, but that didn’t end up happening for reasons that have yet to be disclosed.

The centre, located at 5490 Shortcut Road and within the lelām development, remains unopened and unused.

The ongoing delay, now at 16-months, has been due to the lack of a qualified operator for the centre, a spokesperson from the Ministry of Housing and Municipal Affairs told *The Campus Resident* last June. Once an operator is found an opening day will be announced, the spokesperson added.

It appears that day is coming closer. “The UEL (University Endowment Lands) is currently negotiating with a

potential operator for the lelām Community Centre,” said Mitch Patterson, Senior Planner at the UEL. “Once this agreement has been finalized it will be announced to the community.”

When it opens, the centre will hold 15,000 square feet of space for the public to use, including a fitness centre, meeting spaces, and other areas for members of the public to gather. lelām residents and non-residents alike will be able to use the facility.

“Primary services will focus on a fitness centre, studio-based fitness classes such as yoga and step, recreational sports, camps, special events, and any other programming as requested or needed by the community,” the Ministry of Housing and Municipal Affairs spokesperson said. There will also be space available for community events or event rental.

New daycare nearly at capacity

Adjacent to the community centre, a new daycare has opened, providing much-

needed services for the community.

Operated by Core Education & Fine Arts (CEFA) Early Learning, CEFA-UBC is a private 5,000 square foot facility offering 100 childcare spaces. It opened in September this year.

CEFA-UBC’s principal told *The Campus Resident* the school is running at

nearly full capacity, with only one part-time space currently available.

It is located at 2620 Acadia Road. 📍

AMIE BERNAERDT IS A THIRD YEAR STUDENT AT UBC, MAJORING IN CREATIVE WRITING AND ANTHROPOLOGY. SHE LIVES IN WESBROOK PLACE.



The lelām community centre has yet to open to the public, despite construction being completed July 2024. (Photo: Emmanuel Samoglou)



UNIVERSITY
NEIGHBOURHOODS
ASSOCIATION

Grand Opening UNA Dog Park

Dec. 11 | 11 a.m. | beside Wesbrook Community Centre

The UNA invites everyone and their pups to the *pawsitively* exciting inauguration of the **UNA Dog Park** at Wesbrook Place!

Rain or shine, come join us as we *unleash* this long-awaited community space. Treats will be available for pups and their humans (while supplies last)!

myuna.ca/dogpark







CEFA-UBC, a daycare with 100 spaces, opened last September in lelām and is already operating at nearly full capacity. (Photo: Emmanuel Samoglou)

NEWSPAPER CONTINUED FROM PAGE 3

Eagle Glassheim, director and current chair of the UNA board and chair of the Newspaper Editorial Committee, said UNA directors serving on the newspaper committee have carried out their roles “cautiously” and have recused themselves on matters where there could be a potential for conflict of interest.

In addition to recommending the removal of UNA directors from the committee, staff also recommended a change that would allow the committee to recruit their own members, rather than the current practice of board-led appointments.

During voting, the motion was defeated 3 to 1, with two abstentions.

Directors Sandy Song, Ron Bourgeois, Yanbo (Paul) Li voted against the recommendations, while Michael Kerns was the sole director to vote in favour.

Directors Evan Luo, who sits on the Newspaper Editorial Committee with Glassheim, and Jake Wiebe abstained. As board chair, Glassheim did not cast a vote.

The *Campus Resident’s* budget for the 2025-2026 fiscal year is \$77,000. That figure doesn’t include the salary for the newspaper’s sole paid staff member, directors were told during the meeting. 📍

Holiday Activities to Keep Moving

Winter is a great time to relax indoors with a hot cup of cocoa, but there's plenty on offer for those who want to stay active. Check out our annual guide for three great holiday activity ideas.

BY SEOHYEON PARK

The clouds now veil the sun and autumn leaves fall tree by tree, exposing branches left bare and waiting for the weight of winter snow.

With these quiet signals, Vancouver's winter season draws nearer, but don't let the elements keep you indoors.

There are plenty of winter activities to embrace the colder months and the tranquil beauty of the snow, and *The Campus Resident* has you covered with three great ideas.

Hiking Hollyburn Mountain

For those seeking a brief escape into the wilderness but



The view from Vancouver's Hollyburn Mountain. (Photo used with permission)

hesitant about committing to long drives and hours of hiking, Hollyburn Mountain might be the ideal place.

With scenic views overlooking the city, Burrard Inlet, and the two pointed mountain peaks known as The Lions off in the distance – Hollyburn Mountain is a beginner-friendly trail that levels out after an initial 15-minute climb.

And when there's snow on the ground, it's perfect for a snowshoeing picnic with friends and family, particularly for beginners as the trail is often worked-in due to frequent foot traffic. However, note that the area is not patrolled and proper backcountry preparation is essential. Always be cautious and stay informed about current weather conditions before venturing out in the mountains.

Skating for all skill levels

Vancouver's winter is a touch too warm to skate outdoors, so keep it local and head to the UBC skating rink at the Doug Mitchell Thunderbird Sports Centre.

The rink, located at 6066 Thunderbird Boulevard, welcomes skaters of all skill levels with a range of offering public skating, figure skating, drop-in hockey, family hockey, and 'stick and puck' sessions for hockey players wanting to work on their skills.

Check the schedule in advance on the official website and reserve a spot beforehand at recreation.ubc.ca/ice/drop-in-ice/. Fees begin at just \$5.00 for UNA senior residents and are only \$7.00 for UNA residents across all



age groups, making it an accessible winter pastime for the community.

Paired with hot cocoa and winter treats at home afterward, it makes for a perfect family day.

Touristy, but still terrific

A perennial favourite in Vancouver is the Capilano Suspension Bridge Park, especially during its annual Canyon Lights exhibition.

Day tickets are priced at \$75 for adults (18-64 years) and \$70 for seniors (65+).

Students 18+ with valid ID are entitled to a rate of \$64, while youth (13-17) may enter for \$49, and children aged 6-12 for \$28.

Although open year-round, its transformation into a glittering winter wonderland is a seasonal delight, available only until January 18. So take this opportunity to bask in the winter lights, savour festive treats, and let the magic of this holiday season unfold around you.

SEOHYEON PARK IS PURSUING HER BACHELOR'S DEGREE IN PHARMACEUTICAL SCIENCES AT UBC.

Campus Resident and Poet Recognized for Work

Wesbrook resident Jennifer Chen's poem *Thirty-Seven Degrees* 三十七度 recently made the 2025 CBC Poetry Prize longlist after being selected out of over 3,200 submissions.

BY EMMANUEL SAMOGLOU

Wesbrook resident and poet Jennifer Chen has recently had her work recognized nationally after being longlisted for the 2025 CBC Poetry Prize.

Chen's poem "Thirty-Seven Degrees 三十七度" was selected out of more than 3,200 submissions and among 23 works that made it to the longlist, which was compiled by a group of 12 writers and editors from across the country.

Chen says her poem was inspired after watching her mother pour tea. "I think poetry does something that other forms can't quite do. It slows us down enough to notice what we're actually doing with our

hands, our bodies. In daily life, we pour tea without thinking. We fold clothes, we chop vegetables, we tie shoelaces. These gestures become invisible through repetition," she says.

"But poetry asks: what if that invisibility is exactly where meaning lives? What if the way your mother tilts the teapot isn't just functional, but is actually carrying generations of knowledge about care, about precision, about what it means to offer something to another person?"

Chen holds a Master of Fine Art from King's College and is also a member of *The Campus Resident's* Newspaper Editorial Committee.

As a member of the committee, Chen proposed and helped develop the newspaper's Arts & Culture section, which has quickly become a favourite amongst readers since being launched in September. "I proposed the Arts and Culture section because I wanted us to see ourselves as

more than just residents of a university neighbourhood."

"We're not just people who live near campus or who happen to share a postal code, we're a community with painters, writers, cartoonists, sculpturists, musicians, people making things and thinking deeply about the world," she says.

Through the newspaper and its commitment to the arts, she hopes the section will help build a sense of community amongst residents, while normalizing "creativity as part of everyday life".

"I also think in a city as expensive as Vancouver, where artists are constantly being pushed out, having a local newspaper say 'arts and culture matter here, creative people belong here' is actually a small act of resistance," she says.

"We're saying: this community values more than just property values."

Chen's work can be found on Instagram at @jlchenwrites.



Jennifer Chen, Wesbrook resident and member of *The Campus Resident's* Newspaper Editorial Committee, recently made the longlist for the 2025 CBC Poetry Prize. (Photo: Submitted)

Leonard Bernstein

Candide

February 5-8, 2026
At UBC Old Auditorium

Jonathan Girard | Conductor
Christopher Gaze | Narrator
Nancy Hermiston | Director

With the UBC Symphony Orchestra

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arts & culture

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 February 2026 issue, send in your submission by January 10!

— The Campus Resident Arts & Culture team

The Night Before Winter

BY NAKEISHA

I painted this picture because I love how the nights start to look when winter is coming. The white tree feels like it’s waiting for snow, and the little houses look cozy under the bright moon. I used shades of blue to make the sky look calm and magical — like the world is quietly getting ready for winter.

NAKEISHA, AGE 9, IS A WESBROOK RESIDENT AND NORMA ROSE STUDENT. SHE LOVES PAINTING COZY, MAGICAL SCENES, READING STORIES, SKIING, AND EXPLORING NATURE. HER ART REFLECTS THE LITTLE MOMENTS OF CALM SHE NOTICES IN THE WORLD AROUND HER.



Sundays are for Reading

BY JAVI ROLANDA

This piece brings together my love for travel, architecture, and timeless places, as well as the simple moments in life that carry a deep sense of connection, when time seems to pause, inviting us to truly live in the present.

It shows something as simple as sitting down to read a book in an imaginary café, in an imaginary town that could exist anywhere in

the world. That is what I believe makes reading on Sundays so special. It takes us, at the same time, to places that are unique and full of charm.

JAVI ROLANDO IS A CHILEAN ILLUSTRATOR LIVING IN ACADIA PARK. HER WORK IS INSPIRED BY NATURE, TRAVEL, AND THE COLORFUL LANDSCAPES OF LATIN AMERICA. SHE LOVES TO TELL STORIES THROUGH HER HAND-PAINTED ILLUSTRATIONS AND CAPTURE EVERYDAY SIMPLE MOMENTS.

Winter at Nitobe Garden

BY QIANG WANG

This is a painting I created in a Chinese ink painting style, describing the beauty of Nitobe Memorial Garden in winter. A gentle winter hush settles over the garden, turning the stepping-stones, pine trees, and mossy lanterns into quiet silhouettes. The pond lies still reflecting the pale winter sky, while the pavilion and bridge stand out like a gentle brushstroke in a silent painting.

QIANG WANG IS A FORMER PARK DESIGNER AND SENIOR BONSAI ARTIST, CURRENTLY WORKING AS A REALTOR AND LIVING IN CHANCELLOR PLACE.

