

MUNICIPALITY Cont'd from P3

This community has a cultural and recreational focus on UBC which already presents an enormous range of cultural and recreational opportunities for us. I do have two principal concerns about the incorporation of a separate municipality.

First, the question of who would get to vote appears to be an insoluble issue.

There are approximately 4,000 residential home owners (or residential-like home owners) in the UNA.

UBC has approximately 10,000 student tenants. Under any municipal arrangement the *Local Government Act* provides that each of us is entitled to one vote (the Province will likely not amend the *Local Government Act* to address this issue). UBC itself would have no vote.

This creates a series of problems. Finding a way in which UBC, which presently enjoys a fair degree of autonomy (subject to the general law of British Columbia and, presently, the GVRD OCP) could fit into this, would be difficult.

As well, creating a municipality where approximately two thirds (at least at the present) of the potential electors were student tenants not paying any property taxes (I suspect the students pay something towards UBC's services in their rents but that money goes to an ancillary of UBC, Housing & Conferences, and none of it is available to us to deal with municipal expenses)

raises issues about the decision making process, the particular agenda students might have (perhaps quite legitimately have as regards UBC) and the impact of this on the residential, and only tax paying, electors.

Second, by law a municipality cannot tax a Provincial educational institution. That is, if we were to form a Special Municipality here we would have, within the municipality, a large educational institution which would incur the great majority of the cost (by virtue of its day time and evening population and the institutional nature of its operation) but have no obligation to pay any amount to the municipality.

The Province generally makes grants in lieu of taxes to a municipality to contribute what the Province *thinks* is the appropriate financial contribution. However, the Province cannot be forced to do this – a grant in lieu of taxes is a matter of “negotiation” each year and at the end of the day the Province pays the amount it chooses to pay.

MUNICIPALITY Cont'd on P14

The Hampton Journal
Phone us at
604 222 2143 when you
have local news
to report!

Financial Solutions in Point Grey...



**RRIF, LIF, &
Pension
Income
Specialist**

Ed Jackson, B.Sc.

Certified Financial Planner
Wealth Accumulation, Financial and Retirement Income Planning

Chartered Life Underwriter
Family Financial Security, Estate and Business Succession Planning

604.224.3540

Call today for an appointment
4524 West 11th Avenue, Vancouver

Financial Products

Life and Health Insurance,
Annuities, Pension and Benefit Plans,
Term Deposits



Registered
Representative with
RICE Financial, a
Mutual Fund Dealer.

BUYING or Selling? Let Me Help You!



To view **HOT NEW Listings**
48 hrs. BEFORE they
appear to the general public
and get info on:

Room sizes, tax info, days on
market, price reductions & more!

Visit:

www.mariakritikos.com

**Or For a FREE &
COMPREHENSIVE**
evaluation of your home! Call:

778-389-9195
DEXTER ASSOCIATES REALTY

University Town News

Concert Properties Plans Elegant Elders Housing on UBC Campus



Samir Zeitoun, general manager of The O'Keefe, and Lizette Parsons Bell, of Concert Properties.

British Columbia property developer Concert Properties, owned exclusively by Canadian pension funds, has applied to the University of British Columbia for permission to build a seniors living community in the new residential neighbourhood of Wesbrook Place in South Campus.

Ken Bogress, Concert vice-president of development, introduced the retirement-housing project to a meeting of the UBC Advisory Urban Design Panel in April, and said his company plans to build it on land leased from UBC east of Wesbrook Mall and south of 16th Avenue.

Mr. Bogress said the building to house seniors would consist of both rental units and condominiums, and it would closely resemble an award-winning seniors-living complex called The O'Keefe which Concert built and owns in the Arbutus Walk residential neighbourhood in Vancouver—at 12th Avenue and Arbutus.

The O'Keefe is managed by Leisure Care Retirement Communities, an American company which—in addition to The O'Keefe—manages 32 retirement communities in eight western states.

Completed in January, 2003 on the former site of the Carling O'Keefe brewery, The O'Keefe complex at

Arbutus Walk includes 42 condominiums and 144 apartment suites for residents who are a minimum of age 60.

On-site amenities include elegant dining, a fitness center, wellness spa, transportation, and other conveniences including a rooftop terrace, library, game room, and business center. Monthly rental rates run from \$2,890 for a 337 square foot studio to up to \$6,600 for a 1,250 square foot suite of two bedrooms and a solarium. Rent includes 20 meals a month and a host of services.

Samir Zeitoun, general manager of The O'Keefe, said Leisure Care has been providing seniors housing for almost 30 years and is committed to “providing an independent lifestyle for seniors in a community setting infused with ‘Five Star Fun’.”

Mr. Zeitoun described The O'Keefe as “a boutique hotel for seniors.”

Concert Properties is one of the largest and most diverse development companies in British Columbia with developments in excess of \$800 million completed since it was formed in 1989.

UBC Botanical Garden & Centre for Plant Research



**Annual Perennial
Plant Sale**
Sunday, May 13, 10-4

Tours can be booked by
phoning 604-822-9666
Audioguides and mobility
scooters available

Visit the Shop in the Garden
and see our Selection of
Seasonal Perennials, Seeds, Gift
Items, Garden Books & Accessories

Summer Hrs. 10am - 6pm Daily - Free Parking
6804 SW Marine Dr. Tel: 604-822-4529
www.ubcbotanicalgarden.org

PACIFIC
eyEDOCTORS
doctors of optometry

COMPREHENSIVE EYE HEALTH AND VISION CARE

Dr. Stephanie Brooks OD - Dr. Tod W. McNab OD - Dr. Donna Mockler OD

- * eye health examinations of adults, children and seniors utilizing state of the art technology
- * surgical co-management of ocular disease (cataracts, glaucoma and laser eye surgery)
- * diagnosis and treatment of visually related learning problems
- * dispensing services including the latest frame styles and lens technology
- * customized contact lens care including high oxygen lenses

our web address: www.pacificeyedoctors.com

4292 Dunbar St. Vancouver, B.C.



604-739-2022

Excellence in Eyecare