#### 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 residentiallike 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)

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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!

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# **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 awardwinning 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.

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

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.

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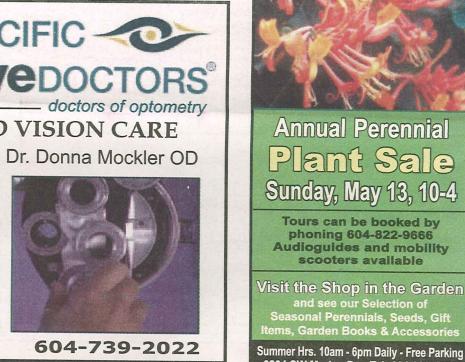
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