

# FAQs

## DECOMMISSIONING MELFA, REVELSTOKE AND SALMO COURTS

### Why are these units being decommissioned at this time?

After considered review, Student Housing and Hospitality Services has concluded that the 45-year old units in Melfa, Revelstoke and Salmo Courts have reached the end of their life cycle. The scope and scale of work required to bring these units to the standard necessary to extend their life is not a prudent use of resources. As outlined in the recently approved Land Use Amendments, this area is scheduled for re-development which will include the creation of new student family housing. [http://www.planning.ubc.ca/vancouver\\_home/consultations/landuseplan/density\\_transfer.php](http://www.planning.ubc.ca/vancouver_home/consultations/landuseplan/density_transfer.php). Some residents may have attended the Open House hosted by Campus and Community Planning to review the Land Use Plan on October 7, 2010 in the Acadia Park Commonsblock.

### When are these units being decommissioned?

August 2012. Current residents have been advised, as it's important to give adequate notice to enable them to make plans.

### Is there something wrong with these units; are they safe?

They are safe. However due to their age, the extent and cost of work required to extend their life another 15–20 years is just not a prudent use of resources. Maintenance work will continue on these buildings until they are decommissioned to ensure they remain safe and pleasant for current residents.

### What options do residents currently living in these residences have?

Every resident was contacted with the options available to them. Having 14 months notice will enable each family to make reasonable plans. We understand this news may initially be disconcerting, and we regret

the inconvenience that this situation may create for some families, and will do our best to assist during this transition.

### What about Keremeos and Oyama Courts? They're about the same age. Will they be decommissioned too?

Yes. These units will be decommissioned in August 2013, and we will contact Oyama and Keremeos Court residents with relevant information in spring 2012.

### Why were Melfa, Revelstoke and Salmo chosen over Keremeos and Oyama for August 2012?

All five courts will be decommissioned, but it's not feasible to transition all 158 units in one year. Efficient demolition practices made it important to select adjacent clusters, and building services professionals reviewed which areas were most in need of life-extending work. As a result, these three courts were selected.

### Will there be trees cut down as part of the decommissioning demolition?

No. Only buildings will be taken down.

### How long will the demolition process take?

Plans are still in development, and we anticipate demolition will begin in August 2012, and may take up to four months. Construction safety fencing will be erected around the sites and standard industry safety practices implemented.

### Will access down the current fire lane from the Commonsblock to the Childcare buildings be blocked?

Plans are still in development; however, current thinking is that the lane will remain open pending future redevelopment decisions. However, this will require further review.

### The majority of Acadia Park neighbourhood options available to residents who are eligible for priority relocation are more expensive than the Courts.

The majority of the Acadia Park neighbourhoods were built more recently and offer more amenities than the Courts, and as a result the rental rates are higher. We are providing notification about the decommissioning plan 14 months in advance to ensure each student family has a good amount of time to consider their options and make appropriate plans.

### Can current Melfa, Revelstoke and Salmo residents request relocation to Oyama and Keremeos Courts?

Residents who are eligible for priority relocation may request relocation to Oyama and Keremeos. However as Oyama and Keremeos are scheduled to be decommissioned in August 2013, only those who will either reach their maximum occupancy date, or are sure their plans include leaving Acadia Park before August 1, 2013, will be offered priority relocation to Oyama or Keremeos Courts.

### If I am eligible for priority relocation, on what date will I be required to relocate?

Priority relocation offers will begin in early 2012. At this point we are not able to predict specific dates as this will depend on the number of priority relocation applications received, the dates we receive Intent to Vacate notices from other residents, as well as neighbourhood and unit size availability and requests.

While residents need to make a prompt decision regarding acceptance of their Priority

Relocation offer, should your circumstances require a short extension to your moving date, please speak with our Assignments Coordinator about this.

### What will become of the appliances in the decommissioned units?

The plan is to re-use them. Our intent is to re-use and recycle materials to the extent that is reasonable and prudent.

### Is there a plan for pest control in vacated units, as this may affect neighbouring units?

Abandoned foodstuff and other belongings in vacated units will attract pests. Outgoing residents will be expected to remove all belongings and leave the unit clean when they vacate. Staff will inspect each unit to ensure it meets these expectations. If you experience a pest problem, please use the SHHS Online Service Centre to report this and we will schedule our pest control service to attend.

### What will be done to support security as fewer families live in the Court as August 2012 draws nearer?

Safety and security are important to us. To promote a secure neighbourhood, vacating residents will be expected return all keys. University staff will follow up to ensure this occurs. Remaining residents should contact the RCMP (911) to report any crime in progress, or suspicious activity. University staff currently patrol the neighbourhood regularly overnight and this will continue. We will continue to monitor security within the Court and will take additional measures if needed.

### What is the planned land use after demolition?

The current plan is to grass and maintain it until future development begins.

### What about the Acadia Park Preschool?

A review of this facility has not yet been completed. Plans to renovate or decommission this facility will be made after that time.

### There's a waitlist for student family housing, and this means there'll be even fewer on-campus places for students with families.

This is not so. The University has assigned responsibility for the provision of future rental accommodation for faculty and staff to UBC Properties Trust. University Apartments (our current faculty/staff residence) has been re-designated to provide additional accommodation for student families. As a result, after the 158 units in the Courts have been decommissioned, we'll realize a net increase of 110 units for student families. And in the recently approved Land Use Amendments, re-development will include new student family housing.

### I've not heard much about the Land Use Plan or how it may affect the Acadia Park neighbourhoods; where can I learn more?

An open house was hosted by Campus and Community Planning to review the Land Use Plan on October 7, 2010 in the Acadia Park Commonsblock, and you'll find more information about the planning that is underway at [http://www.planning.ubc.ca/vancouver\\_home/consultations/landuseplan/density\\_transfer.php](http://www.planning.ubc.ca/vancouver_home/consultations/landuseplan/density_transfer.php).

### When will the redevelopment begin?

The specific dates and development are being reviewed and considered. The current Land Use Amendments notes redevelopment is planned to occur over the next 12–20 years, but possibly sooner.

