



<b>SUBJECT</b>	<b>TRIUMF – LEASE BOUNDARY ADJUSTMENT</b>
<b>MEETING DATE</b>	<b>SEPTEMBER 27, 2018</b>

Forwarded on the Recommendation of the President

**APPROVED FOR  
SUBMISSION**

Santa J. Ono, President and Vice-Chancellor

<b>DECISION REQUESTED</b>	<p><b>IT IS HEREBY REQUESTED that the UBC Board of Governors:</b></p> <p><i>a) APPROVE the Lease Amending Agreement to the TRIUMF Lease, that makes certain minor adjustments to the leased area boundaries;</i></p> <p><i>b) DECLARE that the Lease Amending Agreement will not affect future delivery of educational programs; and,</i></p> <p><i>c) AUTHORIZE the University Administration to:</i></p> <p><i>i. obtain Ministerial approval of the Lease Amending Agreement pursuant to section 50(2) of the University Act (British Columbia); and,</i></p> <p><i>ii. execute the agreed Lease Amending Agreement between UBC and TRIUMF.</i></p>
-------------------------------	--

<b>Report Date</b>	August 14, 2018
--------------------	-----------------

**Presented By** Peter Smailes, Vice-President Finance & Operations  
 Gail Murphy, Vice-President Research & Innovation

**EXECUTIVE SUMMARY**

TRIUMF has been in occupation of certain lands in south campus since 1968, which possession was ratified by way of a lease in 2008 (the “Lease”). TRIUMF is currently finalizing development permit application material for an expansion that will include a new facility, the Institute for Advanced Medical Isotopes (“IAMI”) and a new compact cyclotron for producing medical isotopes, for which funding has been secured. In preparing for this expansion, TRIUMF discovered that there were minor differences between the survey plan attached the Lease and their understanding of the actual lands granted. Review by UBC confirmed that there were discrepancies between the survey plan and earlier agreed-upon drawings of the TRIUMF lands. This lease amendment will adjust the boundaries to reflect the earlier understanding and agreement.

**Attachments**

1. Diagram showing areas affected.

**INSTITUTIONAL STRATEGIC PRIORITIES SUPPORTED**

- Learning     
  Research     
  Innovation     
  Engagement (Internal / External)     
  International  
 or  Operational

<b>DESCRIPTION &amp; RATIONALE</b>	<p>When the TRIUMF lease was entered into in 2008, the lease boundaries were surveyed but that survey was in some minor ways different than the boundaries TRIUMF understood to be granted under the lease. It was only upon investigating IAMI expansion plans that TRIUMF discovered the differences and requested that the boundaries be changed to reflect their understanding. The review by UBC was inconclusive as to the reason for the inconsistency. There are early plans on file that agree with the TRIUMF understanding of the boundaries. The most likely explanation was that in the relevant areas, the fence line was followed for the survey, when in fact the fence in those areas had been set back a small amount from the boundary that TRIUMF understood to be in effect. The boundary discrepancies are shown in the attachment and are no more than 1,675 sq m.</p>
<p><b>BENEFITS</b> Learning, Research, Financial, Sustainability &amp; Reputational</p>	<p>TRIUMF IAMI expansion plans were developed based on their understanding of the boundaries. Effecting these minor changes will permit these plans to proceed. TRIUMF has secured funding for the design and construction of the expansion, which will be subject to separate review and approval.</p>
<p><b>RISKS</b> Financial, Operational &amp; Reputational</p>	<p>There is some UBC utilities infrastructure that may be impacted by the boundary adjustment. UBC and TRIUMF have reached an agreement that will provide UBC continued access to that infrastructure, or if access cannot be granted, that TRIUMF will pay the cost of relocating that infrastructure outside the new boundary.</p>
<p><b>SCHEDULE</b> Implementation Timeline</p>	<p>The Lease Amending Agreement will be executed after Provincial approval is received.</p>
<p><b>CONSULTATION</b> Relevant Units, Internal &amp; External Constituencies</p>	<p>Campus &amp; Community Planning Energy &amp; Water Services University Counsel’s Office</p>

Attachment 1

