

SUBJECT	TECHNOLOGY ENTERPRISE FACILITY EXPANSION (TEF 4) FORM OF DEVELOPMENT
MEETING DATE	FEBRUARY 6, 2020

Forwarded on the Recommendation of the President

APPROVED FOR SUBMISSION



Santa J. Ono, President and Vice-Chancellor

FOR INFORMATION

Report Date	January 10, 2020
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Presented By Robin Ciceri, Vice-President External Relations
 Peter Smalles, Vice-President Finance & Operations
 Andrew Szeri, Provost and Vice-President Academic, UBC Vancouver
 Gail Murphy, Vice-President Research & Innovation
 Pam Ratner, Vice-Provost and Associate Vice-President Enrolment & Academic Facilities
 Michael White, Associate Vice-President, Campus and Community Planning
 John Metras, Associate Vice-President Facilities

<p><i>If this item was previously presented to the Board, please provide a brief description of any major changes since that time.</i></p>	<p>Since Board approval of the Lease and associated easement to allow UBC Properties Investments Ltd to develop a fourth Technology Enterprise Facility (TEF) in September 2019, a development permit application has been submitted to access the proposed form of development. While a detailed design assessment is ongoing, following public consultation and Advisory Urban Design Panel review, the maximum height of 53m allowed in the Vancouver Campus Plan is supported on this site.</p> <p>Minor corrections were also made to the Lease Reference Plan which is attached for information.</p>
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EXECUTIVE SUMMARY

A fourth Technology Enterprise Facility building (TEF4) will be developed by UBC Properties Investments Ltd (UBCPIL - the trustee of UBC Properties Trust) to accommodate industry partners who support UBC’s core commitments to student learning, research excellence or community engagement and could address the acute need for UBC academic and administrative space (up to 49% of the building area) and in particular help support academic renewal. The advantage to UBCPIL owning the building is the space could be be rented to industry partners if UBC does not require the space as future academic buildings are constructed. This report provides an information update regarding the form of development ahead of the issuance of a Development Permit.

The TEF4 building will be developed fully through UBCPIL and as such, following site and land lease approval, does not require further approval from the UBC Board of Governors. The project is however subject to UBC Land Use Rules and will require Development and Building Permits from Campus and Community Planning, which includes technical and design review and public consultation prior to issuance of a development permit.

The proposed 13-storey office building was reviewed and supported by the UBC Advisory Urban Design Panel following public consultation in December 2019. The maximum height of 53m, allowed in the Vancouver Campus Plan, is supported for this development subject to final design to the satisfaction of the Director of Planning.

Attachments

1. Location Map
2. Renderings
3. Revised Lease Reference Plan

STRATEGIC CORE AREAS SUPPORTED

People and Places ✓ Research Excellence ✓ Transformative Learning ✓ Local / Global Engagement

DESCRIPTION & RATIONALE

In response to the demand for additional space on campus, UBC is proposing that UBCPIL develop a fourth Technology Enterprise Facility (TEF) building that will include at least 51% space for industry partners whose work supports the academic mission of the University and up to 49% UBC office and research space (faculty or administrative). While this proposal was initiated in response to recent and recurring requests from UBC affiliated industry research partners for office and dry laboratory space on campus, this building could help address the ongoing office and dry laboratory space shortage for UBC academic and administrative units and to provide interim space to accommodate newly recruited faculty members. In the event UBC does not require any or all of the space, UBCPIL will lease the space to additional industry partners.

The proposed site is currently a surface parking lot immediately east of the TEF 3 building and one of three future academic development sites that could be created from the conversion of the surface lot. The site benefits from proximity to both the Health precinct and other industry partners occupying the existing three Technology Enterprise Facility buildings (TEF 3, Donald Rix Building, and Gerald McGavin Building). Each is owned and operated by UBC Properties Trust and front the same block of Agronomy Road. The opportunity to accommodate industry research partners in this location is welcomed by the UBC Faculty of Medicine, Faculty of Science and Faculty of Applied Science.

Following the September 2019 Board approval of the site and ground lease, the project proceeded through a design development process and development permit application. The application (DP19034) proposes a 13 storey building with commercial retail units fronting Agronomy Road, providing amenity to the surrounding community and enlivening the public realm. While buildings of the proposed height (53m) are generally reserved for identified mixed use Hubs, the Vancouver Campus Plan is scheduled to be updated and staff deem it appropriate that this site provide a transition from the scale of the current building context to future possible development scenarios. The proposed height, massing and materiality achieve this.

It is estimated that UBC tenant demand would occupy at least three floors with the remainder to be occupied by UBC affiliated industry partners which meet the definition “University Purposes” in the lease, meaning teaching, research or other uses which support the academic mission and academic life of UBC.

The project could also allow for potential relocation of TEF 3 office tenants into TEF 4, thus freeing originally designed wet lab space in TEF 3 to be reclaimed for UBC research and innovation use. This will help address a significant space need for recruitment of new faculty. This would also open the potential for UBC to purchase TEF 3 from UBCPIL to provide needed space for UBC academic and administrative uses.

Alternatively, UBC may wish to purchase a portion of TEF 4 through an air parcel arrangement similar to the Strangway Building on University Boulevard if there is an ongoing need for University space

The Administration has established a tenant sub-lease review process to ensure that the use of the building remains consistent with UBC’s core commitments to student learning, research excellence, and community engagement. The sublease review process has a review committee with representatives from Campus and Community Planning, Treasury, VP Research and Innovation, and VP Academic. Examples of suitable tenants would include companies collaborating with UBC faculty and graduate students to work on research and development of new products or systems.

BENEFITS

Learning, Research,
Financial,
Sustainability &
Reputational

- Provides additional space for innovation and collaboration with external research partners. A significant body of literature shows firms in close proximity to universities generate higher numbers of patents and have higher R&D spending, and that knowledge mobilization is a highly localized process benefitting from close physical linkages.
- Provides space for UBC academic and administrative needs prior to construction of new academic buildings. This will be particularly helpful in the recruitment of new faculty members.
- Will allow for potential relocation of TEF 3 office tenants into TEF 4 and potential reclaiming of former TEF 3 wet lab space for UBC research and innovation use.
- Increasing the physical proximity of industry to UBC’s academic community could also help demonstrate the University’s contribution to Provincial and Federal research agendas and strengthen the case for initiatives like rapid transit investment.
- Provides critical interim space for large-scale UBC operational projects.

RISKS

Financial,
Operational &
Reputational

TEF4 is being developed fully under the auspices of UBCPIL and as such does not require approval from the UBC Board of Governors. As UBCPIL serves the academic mission of the university and successfully manages the three existing TEF buildings, this TEF expansion poses no financial, operational or reputational risk.

SCHEDULE

Construction is expected to begin in Summer of 2020.

CONSULTATION

Relevant Units,
Internal & External
Constituencies

The development review process included the following key steps:

- Preliminary Advisory Urban Design Panel Review (Oct 17, 2019)
- Public Comment Period (Nov 28 to Dec 12, 2019)
- Public Open House (Dec 5, 2019)
- Development Review Committee (Dec 12, 2019)
- Final Advisory Urban Design Panel (Jan 9, 2020) – SUPPORT

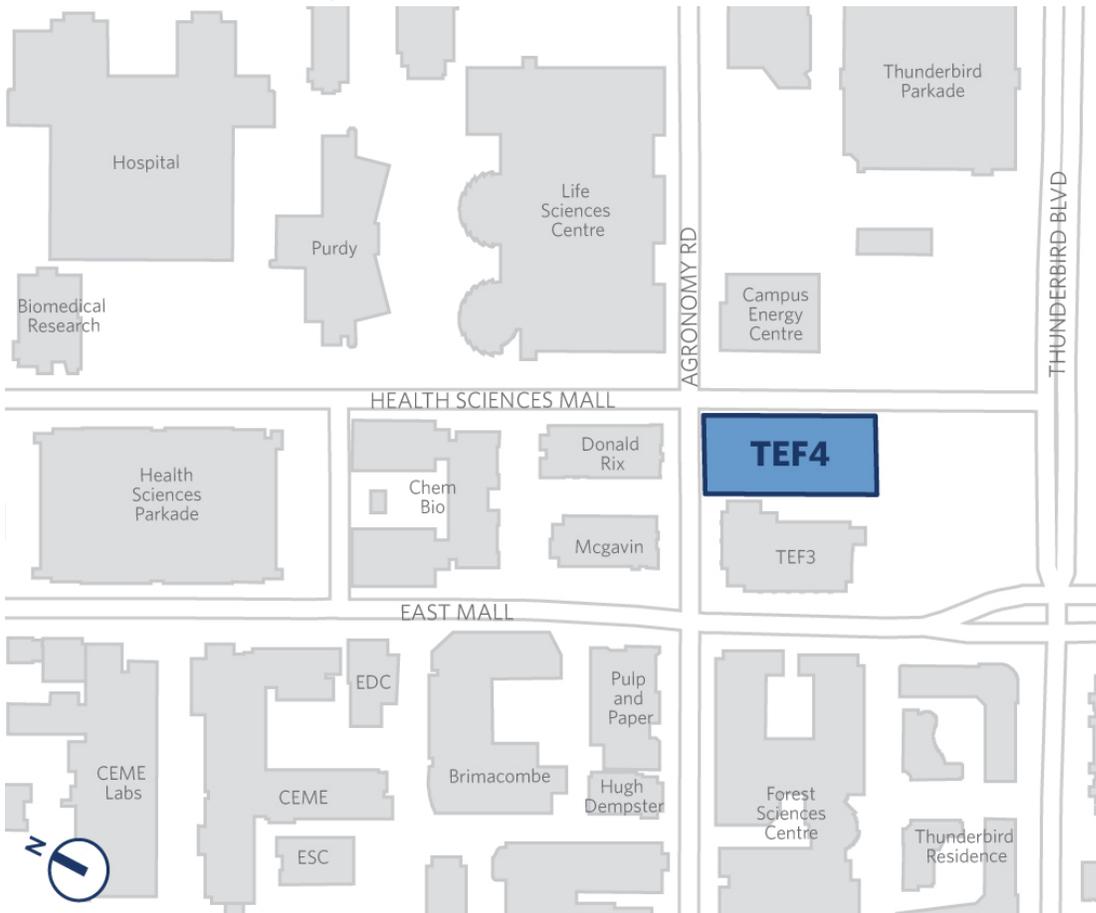
Through the public consultation period and open house, 10 comments forms were submitted including 3 very supportive, 1 opposed to partnership with private businesses and 1 opposed due to the impact the project will have on views from TEF3. Others comments did not oppose the project but provided suggestions asking that existing street trees be protected, that TEF3 occupants be notified well in advance of construction activity and that traffic and parking impacts be considered.

In conclusion, Campus and Community Planning staff recognize there is clear support for the proposal and believe the building represents a responsible balance between maximizing delivery of additional TEF space and compatibility with the existing context. As part of the Development Application approval process, staff will include requirements for management of noise and traffic impacts during construction and the necessary removal of existing street trees will be off-set through generous boulevard plantings including new street trees and use of extensive green roofs.

UBCPT COMMENTS Complete for all reports that include a property component	Review Date January 14, 2020	Signed off by Aubrey Kelly, Pres. & CEO
	TEF 4 is scheduled to go to UBC Properties Trust Board of Directors for approval February 7, 2020	

Previous Report Date	September 24, 2019
Decision	Approval of the site and ground lease for TEF 4
Action / Follow Up	Information report to coincide with Development Permit approval process

Attachment 1: Location Map



Attachment 2: Renderings



Attachment 3: Revised Lease Reference Plan

