



The University of British Columbia
BOARD OF GOVERNORS SPECIAL MEETING
MINUTES

Monday, October 16, 2023
9:30 AM to 11:10 AM
VIDEOCONFERENCE
 Approved: December 5, 2023

Chair Ms. Nancy McKenzie

Co-Vice-Chair Ms. Miranda Lam

Co-Vice-Chair Mr. Bill Sundhu

Members Ms. Eshana Bhangu

Ms. Isabella Bravo

Ms. Alison Brewin

Interim President Deborah Buszard

Mr. Jessie Dusangh

Mr. Kareem Hassib

Dr. Sandy Hilton

Dr. Anna Kindler

Mr. Azim Lalani (*left at 11:00*)

Dr. Charles Menzies

Ms. Anthonia Ogundele (*left at 11:00*)

Dr. Philipp Reichert

Mr. Matthew Tan

Mr. Byron Thom

Regrets Dr. Natalie Chan

Ms. Chaslenn Gillanders

Hon. Steven Point, Chancellor

Administration

Dr. Gage Averill

Provost and Vice-President Academic, UBC Vancouver

Ms. Marcia Buchholz, Vice-President Human Resources

Dr. Ainsley Carry, Vice-President Students

Ms. Robin Ciceri, Vice-President External Relations

Dr. Lesley Cormack

Deputy Vice-Chancellor and Principal, UBC Okanagan

Dr. Dermot Kelleher, Vice-President Health

Mr. Frank Laezza, Vice-President Finance & Operations

Mr. Hubert Lai, K.C., AVP Office of University Counsel

Ms. Heather McCaw

Vice-President Development & Alumni Engagement

Dr. Gail Murphy, Vice-President Research & Innovation

Dr. Rehan Sadiq

Provost and Vice-President Academic, UBC Okanagan

Board Secretary Ms. Karen Hakkarainen

Board Chair Nancy McKenzie called the open session of the October 16, 2023 meeting of the Board of Governors to order at 9:30 a.m. She acknowledged that UBC’s Vancouver campus is situated on the traditional, ancestral, unceded territory of the Musqueam people, and that UBC Okanagan is situated on the traditional, ancestral, unceded territory of the Syilx Okanagan Nation.

[Secretarial Note: *The meeting paused at 9:56 a.m. to address a technical issue with the livestream of the meeting. When the meeting reconvened at 10:01 a.m., the Board Chair repeated her opening remarks below*]

The Board Chair noted that the purpose of the special meeting was to consider approving the submission of the amended Land Use Plan to a Public Hearing, which would take place in November. Drafts of Campus Vision 2050 and the Housing Action Plan Update had been provided to the Board for information in support of the request. The Public Hearing would be the final opportunity for community feedback on the proposed amendments to the Land Use Plan before the Board is asked in December to approve submission of the amended Land Use Plan to the Province for adoption in accordance with the *Municipalities Enabling and Validating Act*.

The Board Chair noted that this meeting was an important milestone in a two-year process. UBC has followed a clearly defined process, and the plans have evolved over course of this process flowing from the extensive involvement of the community, and the careful listening and work of the administration. She acknowledged the project team for their hard work and thanked the Vancouver Campus community for their engagement with the process.

She added that the Land Use Plan is the enabling framework for updates to the Housing Action Plan, which are being undertaken in response to housing and affordability concerns, as well as for Campus Vision 2050. Approval of Campus Vision 2050 and the Housing Action Plan updates would follow the Province' adoption of the amended Land Use Plan.

The Board Chair advised that should the Board agree to forward the Land Use Plan to the public hearing, the report from that hearing would be presented to the Board of Governors in December, at which time a final decision will be made regarding referral of the Land Use Plan to the Province for adoption. In December the Board may approve the LUP, approve it with revisions arising from the public hearing, or decline it and send it back for further work. She emphasized that the decision on the agenda for this meeting was not for final approval of the Land Use Plan.

The Board Secretary reviewed attendance and confirmed quorum was in place.

1. Agenda Approval

The following resolution was moved, seconded and **CARRIED**:

IT IS HEREBY RESOLVED that the Board of Governors approved as circulated the Agenda for the open session of the October 16, 2023 Board of Governors meeting.

The Board Chair asked Governors to declare any actual, potential, or apparent conflict of interest with any of the agenda items. Governor Kindler reminded the Board that she lives and works on the Vancouver Campus and Governor Ogundele disclosed that her husband works for TransLink. The Board Chair noted that these circumstances had been disclosed previously, were not seen to be conflicts of interest, and would not limit the participation of Governors Kindler and Ogundele.

2. Campus Vision 2050

Responsible Executives: Robin Ciceri, Vice-President External Relations
Gage Averill, Provost and Vice-President Academic, Vancouver Campus
Ainsley Carry, Vice-President Students
Frank Laezza, Vice-President Finance and Operations

3. Housing Action Plan Update

Responsible Executives: Robin Ciceri, Vice-President External Relations
Gage Averill, Provost and Vice-President Academic, Vancouver Campus
Marcia Buchholz, Vice-President Human Resources
Ainsley Carry, Vice-President Students

4. UBC Vancouver Land Use Plan – Update

Responsible Executives: Robin Ciceri, Vice-President External Relations
Hubert Lai, University Counsel

The Vice-President External Relations introduced a presentation covering all three related topics of Campus Vision 2050, updates to the Housing Action Plan and amendments to the Land Use Plan, as set out in the briefing materials. She noted that over the previous two years, Campus and Community Planning had undertaken a comprehensive and extensive engagement with the Vancouver campus community. Many perspectives had been expressed through that process and the materials provided for the meeting reflect changes made in response to input provided by the community. She added that, should the amended Land Use Plan be adopted by the Province, engagement with the community would continue on detailed strategies for issues such as rainwater management and tree canopy. Musqueam would also be consulted around future land use decisions.



The Associate Vice-President, Campus and Community Planning led the Board through the presentation. Following the presentation, discussion took place on the ecological implications of the Land Use Plan. A lack of measurable targets in this area was noted. The administration reported that a Neighbourhood Climate Action Plan was in development that would address biodiversity and ecological concerns. Specific targets and goals for biodiversity and ecology would be set out in each of the neighbourhood plans. Measures to address biodiversity concerns were also embedded into the University's Green Building Action Plan.

Concern was raised about the aim to significantly increase population density on the Vancouver campus, while reducing the availability of open spaces in the neighbourhoods. In response the administration noted that UBC neighbourhoods compare well to other municipalities, as well as World Health Organization standards around accessible open spaces.

Discussion took place regarding UBC's capacity to govern and manage a city of the size envisioned, and the carrying capacity of health, school, and emergency services to support the growth of the community was noted as a concern. In response, the administration noted that while the model of UBC's governance and management of the campus lands is unique, it has adapted over time as the needs of the community have changed. Engagement with the University Neighbourhoods Association, different service providers, and the Provincial Government will continue in the future to inform how this unique governance model evolves. It was also clarified that Metro Vancouver has the responsibility for emergency management on the campus lands. The Board was informed that there were active discussions with the Province about the redevelopment of police, fire and possibly ambulance services on campus to ensure that these services can absorb the anticipated growth. It was also noted that the Land Use Plan is reviewed every ten years.

The administration informed the Board that a visioning exercise for academic planning for the future of the University and its campuses was underway. It was further noted that while growth is anticipated in the university-age cohort in the Province, there is no indication from the Province for an increase in student seats in the coming years.

In response to a question about the projected use of the land-generated revenue from the plan, the administration noted that they intended to bring forward discussion about revenue allocation to the Finance Committee at a later date.

The Board observed that the targets for new student housing do not meet the projected demand. A Board member suggested that awareness be raised about the high costs of developing student housing, and about how the University's inability to borrow from external sources impacts the plans for and pace of growth in student housing.

On the topic of accessibility, the administration noted that improved access for people with disabilities was a priority that also extended to new academic building and public realm projects. The administration informed the Board that the University had established an Accessibility Advisory Committee and was in the process of developing an Accessibility Plan.

With respect to the relationship agreement that UBC was co-developing with the Musqueam, the administration noted that a significant part of that agreement involved a Musqueam cultural presence on campus. Musqueam will be involved throughout future land use decision processes, and an engagement process will be codified through the relationship agreement. The administration and Musqueam are also cooperating over Musqueam's plans for

development on the peninsula and for the introduction of SkyTrain to campus, and Indigenous land management practices are embedded throughout the Campus 2050 plan.

A request was made for an opportunity for further discussion of the Housing Action Plan at an upcoming meeting. The administration reported that the public hearing may take place over a number of days; the duration is dependent on how many individuals register to speak. All who wish to speak are allowed to do so under the legislated framework.

The following resolution was moved, seconded and **CARRIED** with Governor Kindler abstaining and Governor Menzies opposed:

IT IS HEREBY RESOLVED that the Board of Governors:

- i. Submits the amended UBC Land Use Plan for the Point Grey Campus Lands (Appendix One to the briefing) to a public hearing to be held by the Public Hearing Committee in November 2023, pursuant to the *Municipalities Enabling and Validating Act* (No. 3) Part 10-2010 and Ministerial Order 229-2010;***
- ii. Adopts the Public Hearing Procedural Rules for Amendment of the UBC Land Use Plan for the Point Grey Campus Lands (Appendix Two to the briefing) pursuant to the *Municipalities Enabling and Validating Act* (No. 3) Part 10-2010 and Ministerial Order 229-2010; and,***
- iii. Directs the Administration to return to the Board of Governors in December 2023 with a report from the Public Hearing Committee for the Board's consideration to submit the amended UBC Land Use Plan to the Minister of Municipal Affairs for adoption.***

ACTION ITEMS

A request was made for an opportunity for further discussion of the Housing Action Plan at an upcoming meeting.

There being no further business the Board Chair adjourned the October 16, 2023 special meeting of the Board of Governors at 11:08 a.m.