



**Board of Governors
PROPERTY COMMITTEE
AGENDA**

**WEDNESDAY, SEPTEMBER 11, 2024
9:05 AM to 10:22 AM
VIDEOCONFERENCE**

<p>1. Welcome from the Chair and Approval of Agenda</p>	<p>APPROVAL REQUESTED IT IS HEREBY RESOLVED that the Property Committee approves as circulated the Agenda for the open session of the September 11, 2024 Property Committee meeting.</p>
<p>2. Consent Agenda</p>	<p>APPROVAL REQUESTED IT IS HEREBY RESOLVED that the Property Committee approves the resolutions forwarded under the open Consent Agenda, as presented in the Appendix.</p>
<p>3. UBC Sauder School of Business Power House Expansion Project – Board 3</p>	<p>APPROVAL REQUESTED IT IS HEREBY RESOLVED that the Property Committee recommends that the Board of Governors grant conditional* BOARD 3 approval for the UBC Sauder School of Business Power House Expansion project as follows:</p> <ul style="list-style-type: none"><i>i.</i> approval of final capital and operating budgets;<i>ii.</i> approval of final funding sources and financing;<i>iii.</i> authorization to proceed to award construction contracts; and,<i>iv.</i> approval of final funding release of \$143,110,000. <p>* Conditional on construction tenders being received at or below budget based on 80% of tenders.</p>
<p>4. Advanced Therapeutics Manufacturing Facility (ATMF) at Gateway North CFI Project - Board 1 & 2 and Tenant Improvements</p>	<p>APPROVAL REQUESTED IT IS HEREBY RESOLVED that the Property Committee recommends that the Board of Governors grant BOARD 1 + 2 approval for the Advanced Therapeutics Manufacturing Facility (ATMF) at Gateway North as follows:</p> <ul style="list-style-type: none"><i>i.</i> approval of project in principle;<i>ii.</i> approval of preliminary schedule;<i>iii.</i> approval of location;<i>iv.</i> approval of estimated lease payments of \$1,475,000 for 10 years, estimated Tenant Improvement budget of \$35,979,000 and approximate operating costs as set out in the Appendices of this submission;<i>v.</i> approve a proposed 99-year ground lease to UBC Properties Investment Ltd. (UBCPIL), as trustee for UBC Properties Trust, to develop the office/research building at Gateway North on Wesbrook Mall in the form substantially in the form attached provided that any non-substantial revisions to the ground lease are satisfactory to University Counsel or their delegate;<i>vi.</i> declare that the disposal of the interests in land will not affect the future delivery of educational programs; and,<i>vii.</i> authorize the University Administration to:<ul style="list-style-type: none"><i>a.</i> seek approval from the Minister of Post-Secondary and Future Skills (PSFS) to enter into the Lease and any statutory right of way agreements or road dedications required, pursuant to section 50(2) of the University Act (British Columbia); and,

	<p>b. execute the agreed Sublease between UBC and UBCPIL provided the form of the Sublease is in a form satisfactory to the University Counsel or their delegate.</p> <p>viii. approval of preliminary capital budget of \$35,979,000 and operating costs as set out in the Appendices of this submission;</p> <p>ix. authorization to lease, to continue negotiations as required, and to proceed with design of tenant improvements; and,</p> <p>x. approval of funding release of \$3,500,000 for design of tenant improvements.</p>
5. Child Care at Orchard Commons – Board 2	<p>APPROVAL REQUESTED</p> <p>IT IS HEREBY RESOLVED that the Property Committee, in accordance with authority delegated by the Board of Governors, grants BOARD 2 approval for the Child Care at Orchard Commons project as follows:</p> <p><i>i.</i> approval of the revised capital budget and operating budgets;</p> <p><i>ii.</i> approval to issue the development permit;</p> <p><i>iii.</i> authorization to proceed to working drawings and tender; and,</p> <p><i>iv.</i> approval of funding release of \$300,000 for the next stage.</p>
6. Lower Mall Precinct (LMP) Student Housing Redevelopment – Phase 1 at St. John’s College - Update	<p>The Lower Mall Precinct Student Housing Redevelopment – Phase 1 at St. John’s College received conditional Board 1 approval in June 2024, subject to approval of Provincial government funding and financing for the project. The Ministry of Post-Secondary Education and Future Skills (PSFS) has subsequently approved the government contribution.</p>
7. Housing Action Plan Annual Report 2023-2024 (UBC Vancouver) Follow Up	<p>The briefing provides a follow up from the June 2024 Property Committee meeting, at which the Housing Action Plan Annual Report 2023-2024 was received: an update on the effectiveness of current faculty home ownership and rental programs against their ability to attract and retain distinguished faculty.</p>
8. UBC Vancouver Land Use Plan, Transportation, and Engagement Principles Annual Monitoring Report – Follow Up	<p>A verbal response (no documents) to questions raised at the June 2024 Property Committee meeting, at which the UBC Vancouver Land Use Plan, Transportation, and Engagement Principles Annual Monitoring Report was received.</p>

FOR APPROVAL

<p>9. Minutes of Previous Meeting</p>	<p>APPROVAL REQUESTED IT IS HEREBY RESOLVED that the Property Committee approves as circulated Minutes of the open session of the June 11, 2024 Property Committee meeting.</p>
<p>10. University Boulevard Retail Leases – Gateway Building and School of Biomedical Engineering</p>	<p>APPROVAL REQUESTED IT IS HEREBY RESOLVED that the Property Committee, in accordance with authority delegated by the Board of Governors:</p> <ul style="list-style-type: none"> i. authorizes the Administration to seek Ministerial approval for the granting of the following leases to UBC Properties Investment Ltd. (UBCPIL), as trustee for UBC Properties Trust pursuant to Section 50(2) of the <i>University Act</i>: <ul style="list-style-type: none"> a. a ground floor commercial retail unit in the School of Biomedical Engineering (SBME) building currently under construction at 6088 University Boulevard as detailed in Appendix 1 of the briefing; b. a ground floor commercial retail unit in the Gateway building currently under construction at 5955 University Boulevard as detailed in Appendix 2 of the briefing; and, ii. authorizes the Administration to, upon receipt of Ministerial approvals, execute such documents as are required to grant aforementioned leases to UBC Properties Investment Ltd. (UBCPIL), as trustee for UBC Properties Trust on terms and conditions approved by the University Counsel; and, iii. declares that the disposal of an interest in land (i.e., the grant of leases described above) will not affect the future delivery of educational programs.
<p>11. FortisBC Statutory Right of Way: 1135 Alumni Avenue (x̄əl sic snpāxnwix^wtn), Kelowna (UBC Okanagan)</p>	<p>APPROVAL REQUESTED IT IS HEREBY RESOLVED that the Property Committee, in accordance with authority delegated by the Board of Governors:</p> <ul style="list-style-type: none"> i. authorizes the Administration to seek Ministerial approval for the grant of statutory right of way over the lands shown on Attachment 1 to the briefing to FortisBC Inc. for utility purposes pursuant to Section 50(2) of the <i>University Act</i>; ii. authorizes the Administration to, upon receipt of Ministerial approval, grant the aforementioned statutory right of way to FortisBC Inc. on terms and conditions approved by the University Counsel; and, iii. declares that the disposal of an interest in land (i.e., the grant of statutory right of way described above) will not affect the future delivery of educational programs.

12. Metro Vancouver Regional District Statutory Right of Way: Wreck Beach Trail 4	<p>APPROVAL REQUESTED</p> <p>IT IS HEREBY RESOLVED that the Property Committee, in accordance with authority delegated by the Board of Governors:</p> <ul style="list-style-type: none"> i. authorizes the Administration to seek Ministerial approval for the renewal of a statutory right of way over the lands shown on Appendix 2 to the briefing to Metro Vancouver Regional District for trail access and maintenance pursuant to Section 50(2) of the <i>University Act</i>; ii. authorizes the Administration to, upon receipt of Ministerial approval, execute such documents as are required to renew the aforementioned statutory right of way to Metro Vancouver Regional District on terms and conditions approved by the University Counsel; and, iii. declares that the disposal of an interest in land (i.e., the grant of statutory right of way described above) will not affect the future delivery of educational programs.
FOR INFORMATION	
13. Capital Projects Update as at June 30, 2024	Twice annually, the Board receives a status update on current capital projects and capital priorities in planning. This includes details on major capital building projects (>\$5 million) as well as a summary of routine capital renewal and renovation projects (<=\$5 million). Information on Infrastructure Impact Charge (IIC) projects and Information Technology (IT) projects is also included.
14. UBCV Campus Security – 2023 Report to Our Community	The Vancouver Campus Security 2023 Report provides an update on campus security accomplishments, priorities, and statistics on personal and property crime report to Campus Security for the 2023 calendar year.
15. Streamlining of Board Policy Requirements (No Feedback Requiring Discussion)	<p>An information briefing outlining proposed amendments to policies for which no Governor feedback was received in response to the <i>Streamlining of Reporting and Approval Requirements under Board of Governors’ Policies and Associated Procedures</i> project.</p> <p>Approval request to be considered by the Governance Committee.</p>
16. Streamlining of Board Policy Requirements (Feedback for Discussion)	<p>An information briefing outlining proposed amendments to policies for which Governor feedback was received in response to the <i>Streamlining of Reporting and Approval Requirements under Board of Governors’ Policies and Associated Procedures</i> project.</p> <p>Approval request to be considered by the Governance Committee.</p>
17. Policy Priorities: Update on the Status of Board Policies assigned to the Committee	The briefing provides an update on the current state of Board Policies and provides a prioritized list of upcoming policies for which proposals are to be developed.
18. Committee Action Items Status Report	An update on the status of action items tracked for the Property Committee.