



SUBJECT	UBC-Controlled, Affiliated or Related Organizations, Major Campus Tenancies, and Off-Campus Properties Annual Report
SUBMITTED TO	Finance Committee
MEETING DATE	November 20, 2024
SESSION CLASSIFICATION	Recommended session criteria from Board Meetings Policy: OPEN
REQUEST	For information only - No action requested
LEAD EXECUTIVE	Frank Laezza, Vice-President Finance & Operations
SUPPORTED BY	Yale Loh, Treasurer

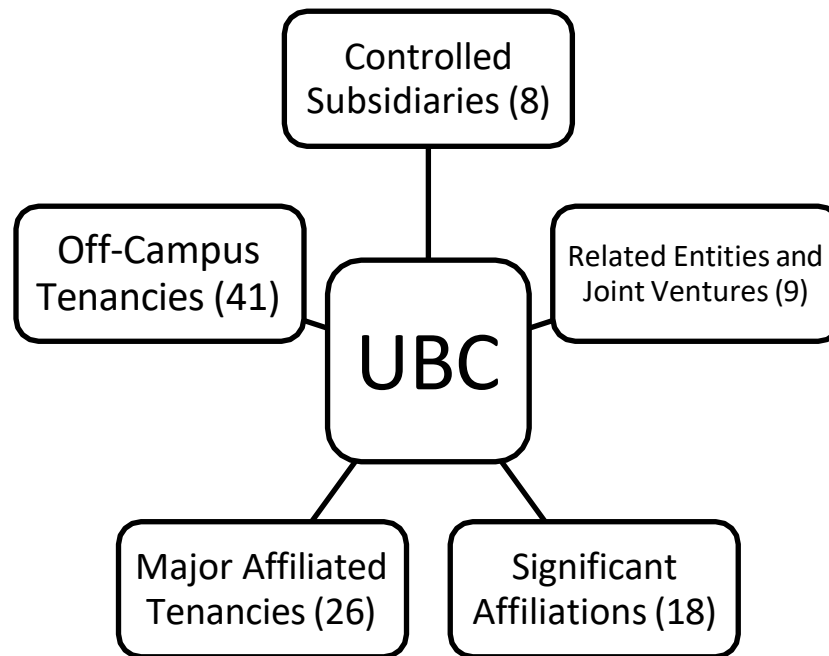
PRIOR SUBMISSIONS

The subject matter of this submission is presented annually to the Board of Governors.

EXECUTIVE SUMMARY

This is an annual summary report of controlled, affiliated, and related organizations together with a listing of tenancies on- and off-campus. This annual report includes summary matrices showing each entity’s name, function, and status by the following categories (by schedule):

Organization Type	Description	Concerns
A. UBC Controlled Subsidiaries	Entities which UBC controls either by majority share ownership (companies) or majority membership (societies and foundations), and trusts which exist for the benefit of UBC whose trustees are UBC controlled	None
B. Specific UBC Related Entities and Joint Ventures	Entities that exist because of their relationship to UBC, but which UBC does not control. Some of these entities are also major tenants on campus; some are legally separate from UBC entirely.	None
C. Non-UBC Specific Significant Affiliations and Joint Ventures	Entities which might exist without UBC and which UBC does not control, but with which UBC has a significant relationship defined as either general institutional membership, board representation, or a founding member relationship, and also includes the four primary teaching hospital sites.	None
D. Major Affiliated Tenancies	Entities that have substantial land leases on campus (University Neighbourhood Association excepted) but which existence is independent of UBC. While all of these have some degree of affiliation with UBC, these relationships range from public safety to specific academic departments. Most but not all of the major tenancies imply a long term (+5 year) commitment of land.	None
E. Off-Campus Tenancies	Off-Campus tenancies that are owned, leased by or related to UBC and its subsidiaries.	None



The highlights for 2023-2024 are:

1. Major Affiliated Tenancy:

Vancouver Coastal Health Authority (VCH). Negotiations with VCH to renew the hospital lease continue.

2. Off-Campus Tenancies:

UBC purchased the 10th floor of the City Centre 1 building in Surrey, for Faculty of Applied Science nursing program, for a purchase price of \$9.4m.

The Learning Exchange renewed its lease in the Downtown Eastside for a further term of three years, as efforts continue to secure alternate space.

The Faculty of Education – Rural Placement Program renewed its lease in Nelson, BC for a further term of five years.



SUPPLEMENTAL MATERIALS (optional reading for Governors)

Schedule A – UBC-Controlled Subsidiaries

Schedule B – Specific UBC-Related Entities and Joint Ventures

Schedule C – Non-UBC-Specific Significant Affiliations and Joint Ventures

Schedule D – Major Affiliated Tenancies

Schedule E – Off-Campus Tenancies (owned, leased by, or related to UBC and its subsidiaries)

SCHEDULE A – UBC-CONTROLLED SUBSIDIARIES

Entities which UBC controls either by majority share ownership (companies) or majority membership (societies and foundations), and trusts which exist for the benefit of UBC whose trustees are UBC controlled.

New Additions: [0] (*italicized*)

Dissolutions/Disposition: [0] (*italicized*)

	Entity	Description	Functional status	Administrative oversight within UBC
1.	The American Foundation for The University of British Columbia	American charitable organization	USA donations	VP Development & Alumni Engagement
2.	The Hong Kong Foundation for UBC Limited	A charitable organization established in Hong Kong	Hong Kong donations	VP Development & Alumni Engagement
3.	UBC Asia Pacific Regional Office Limited	A non-profit entity established in Hong Kong, limited by guarantee	Promote and advance the academic and research interests of UBC in the Asia Pacific Region	VP Research & Innovation Office
4.	The University of British Columbia Foundation	Agent of Crown foundation	Major fundraising activity; some endowment management	VP Development & Alumni Engagement
5.	UBC Investment Management Trust Inc.	Subsidiary company	Investment management of Endowment Fund, Staff Pension Plan and Working Capital Fund	VP Finance & Operations
6.	UBC Properties Investment Ltd. & UBC Properties Trust (UBCPT) (Trustee to the trust) – 0954909 BC Ltd.	Subsidiary company and trust respectively UBCPIL Subsidiary Company	Land development activity for community and endowment wealth creation as well as institutional project management Established to hold ground lease for joint driveway access agreement	VP Finance & Operations
7.	The UK Foundation of The University of British Columbia	UK charitable organization	Incorporated in April 2004 and charitable status registered; UK donation	VP Development & Alumni Engagement
8.	UBC Ventures Management Inc ¹ .	Subsidiary company	Incorporated in September 2012 to provide seed fund management services to UBC and to UBC Ventures (VCC) Inc.	Office of the University Counsel

¹ Previously "Entrepreneurship @ UBC Management Inc."

SCHEDULE B - SPECIFIC UBC-RELATED ENTITIES AND JOINT VENTURES

Entities that exist because of their relationship to UBC, but which UBC does not control. Some of these entities are also major tenants on campus; some are legally separate from UBC entirely.

New Additions: [0] (*italicized*)

Dissolutions: [0] (*italicized*)

	Entity	Description	Functional status	Administrative oversight within UBC
1.	The Alma Mater Society of The University of British Columbia Vancouver*	Not for profit society	Represents all UBCV students; provides student and commercial services; operates the Nest	VP Students
2.	Alumni Association of The University of British Columbia*	Not for profit society	Active in alumni tracking and "friendraising"; operates the Robert H. Lee Alumni Centre and much of Cecil Green House	VP Development & Alumni Engagement
3.	Faculty Pension Plan	Pension plan for academic staff	Significant contribution from UBC	VP Human Resources
4.	Graduate Student Society*	Not for profit society	Represents all graduate students; provides student and commercial services; operates Graduate Student Centre	VP Students
5.	Staff Pension Plan	Pension plan for non-academic staff	Significant contribution from UBC	VP Human Resources
6.	UBC Ventures (VCC) Inc. ²	A subsidiary of the UBC Foundation: Venture capital corporation incorporated in September 2012 under the <i>Small Business Venture Capital Act</i> (British Columbia).	To provide support to qualifying ventures and seed investment capital	Office of the University Counsel
7.	University* Neighbourhood Association	Not for profit society	Governance mechanism for campus resident community	VP Finance & Operations
8.	The Student Union of UBC Okanagan*	Not for profit society	Represents all undergraduate students enrolled in UBCO; operates some commercial activities on campus	UBCO AVP Students

	Entity	Description	Functional status	Administrative oversight within UBC
9.	Dean of Commerce (U.B.C.) Portfolio Management Foundation	Charitable foundation incorporated as a society under BC law. UBC appoints 3 of 6 directors.	Collaborates with the Sauder School of Business by giving students an opportunity to invest and manage the charity's funds. Makes donations to the University of British Columbia for use by the Sauder School of Business	Dean of Sauder School of Business / Treasury

¹ Previously "Entrepreneurship @ UBC Ventures (VCC) Inc."

*Also an affiliated tenancy or major physical presence on campus.

SCHEDULE C - NON-UBC-SPECIFIC SIGNIFICANT AFFILIATIONS AND JOINT VENTURES

Entities which might exist without UBC and which UBC does not control, but with which UBC has a significant relationship defined as either general institutional membership, board representation, or a founding member relationship, and also includes the four primary teaching hospital sites.

New Additions: [0] (*italicized*)

Retirement/Dissolutions: [0] (*italicized*)

	Entity	Description	Functional status	Administration oversight or liaison with faculty
1.	Accelerate Okanagan Technology Association	Not for profit society	Accelerator and resource hub for the Okanagan. Funded by NRC and BCIC	AVP Research & Vice-Principal Research
2.	First Nations Health Authority	Not for profit society	Research and affiliated teaching hospitals	Medicine
3.	BCNET Networking Society	Not for profit society	Internet gateway (UBC, SFU & UVIC)	UBC IT / Treasury
4.	Vancouver Coastal Health Authority	Statutory Corporation	Research and affiliated teaching hospitals	Medicine
5.	Island Health Authority	Statutory Corporation	Research and affiliated teaching hospitals	Medicine
6.	Northern Health Authority	Statutory Corporation	Research and affiliated teaching hospitals	Medicine
7.	Fraser Health Authority	Statutory Corporation	Research and affiliated teaching hospitals	Medicine
8.	Provincial Health Services Authority	Not for profit society	Research and affiliated teaching hospitals	Medicine
9.	Children & Women's Health Centre of BC	Division of the Provincial Services Authority.	Research and affiliated teaching hospitals	Medicine
10.	BC Cancer Agency	Division of the Provincial Services Authority.	Research and affiliated teaching hospital	Medicine
11.	Great Northern Way Campus Trust & Great Northern Way Campus Ltd. (Trustee to Trust)	Joint venture of UBC, SFU, BCIT and Emily Carr	Collaboration of universities and colleges	UBCPT / VP External Relations / VP Academic & Provost/ University Counsel
12.	Hamber Foundation	Not for profit society	Grants for cultural, educational and charitable purposes	VP Development & Alumni Engagement / Financial Services
13.	Quantum Algorithms Institute	Not for profit corporation	Applied quantum computing	VPRI
14.	Regent College	Not for profit society	Theological college (off-campus)	VP Academic & Provost
15.	Providence Health	Not for profit society	Research and affiliated teaching hospital	Medicine
16.	TRIUMF Inc.	Canada Not-for-Profit Corporation	High energy physics	VP Research & Innovation Office / Science

	Entity	Description	Functional status	Administration oversight or liaison with faculty
17.	Western Canadian Universities Marine Biological Society	Not for profit society	Marine research	Oceanography
18.	Banff International Research Station for Mathematical Innovation and Discovery (BIRS)	Not for profit corporation	International initiative for collaboration on mathematics and science	Mathematics

SCHEDULE D - MAJOR AFFILIATED TENANCIES

Entities that have substantial land leases on campus (University Neighbourhood Association excepted) but which existence is independent of UBC. While all of these have some degree of affiliation with UBC, these relationships range from public safety to specific academic departments. Most but not all of the major tenancies imply a long term (+5 year) commitment of land.

New Additions: [0] (*italicized*)

Assignments: [0]

Terminations: [0] (*italicized*)

	Tenancies	Description	Expiry	Administrative oversight within UBC
1.	adMare Bioinnovations (formerly Centre for Drug Research and Development)	Pharmaceutical Research and Development	2042	Treasury / Pharmaceutical Sciences / VP Research & Innovation Office
2.	Ambulance Shelter (Ministry of Citizen's Services)	Ambulance Station	September 30, 2030 with provision for early termination	Treasury
3.	BC Hydro	Center for Interactive Research on Sustainability	2038	Treasury
4.	BWXT Medical Ltd. (formerly MDS Nordion Inc.)	Privately held pharmaceutical co.	2031	Treasury / TRIUMF
5.	Carey Hall	Baptist Theological College	2958	Treasury
6.	FP Innovations - Forest Engineering Research Institute of Canada (FERIC) - Forintek Canada Corp.	Forestry Research Forestry Research	2088 2088	Treasury / Forestry
7.	Fraternities (x 7)	Men's Student Greek Letter Societies	2102	SHCS / VP Students
8.	Hillel House	Jewish Student Centre	2084	Treasury / VP Students
9.	National Research Council of Canada	Federal research agency	2055	Treasury
10.	OSJ Hospice Ltd.	Order of St. John hospice	2110	Treasury / Medicine
11.	Panhellenic House	Women's Student Greek Letter Societies	2102	SHCS / VP Students

	Tenancies	Description	Expiry	Administrative oversight within UBC
12.	Public Safety Building (Ministry of Citizen's Services)	Fire Hall & Police Detachment	2079	Treasury
13.	St. Andrew's Hall	Presbyterian Theological College	2955	Treasury
14.	St. Mark's College	Roman Catholic Theological College	2956	Treasury
15.	TransLink	Diesel bus loop	2057	Treasury
16.	TRIUMF Inc.	Research in particle and nuclear physics	2107	Treasury / VP Research & Innovation Office
17.	TRIUMF House	Residence for visiting scholars, scientists & graduate students	2103	Treasury
18.	UBC Properties Investment Ltd.	Subsidiary and Trustee of UBCPT		Treasury
19.	– G. McGavin Building	TEF1	2057	
20.	Don Rix Building	TEF2	2059	
20.	TEF3		2101	
21.	University Neighbourhoods Association	On-campus residents' organization	Until termination of Neighbours' Agreement	VP External Relations / UBCPT
22.	Vancouver Coastal Health Authority - Hospital and Health Sciences Centre	Major research and teaching affiliated hospital	Initial 25-year term expired in 2007, now runs on month to month	Medicine / Treasury
23.	Vancouver Coastal Health Authority	Lease of the David Mowfagian Centre for Brain Health	2038	Medicine / Treasury
24.	Vancouver School Board	School lease	2110	Treasury
25.	Vancouver School of Theology	Anglican / United Theological College	2926	Treasury
26.	Vancouver Whitecaps FC L.P.	Lease in National Soccer Development Centre	2037	Athletics / VP Students

SCHEDULE E – OFF-CAMPUS TENANCIES (owned, leased by, or related to UBC and its subsidiaries)

Off-Campus tenancies that are owned, leased by or related to UBC and its subsidiaries.

New Additions: [0] (*italicized*)

Terminations: [0] (*italicized*)

	UBC Reference	Property Location	Occupant / Use / Status	Size	Property Ownership
1.	Accelerate Okanagan Technology Association	460 Doyle Avenue, Kelowna, BC	Pilot the e@UBC program	2,343 sq ft	Leased to UBC
2.	Agassiz Research Station (Dairy Educ. & Research Ctr.)	Agassiz, BC	Agricultural Sciences	121.41 hectares	Leased to UBC
3.	Alex Fraser Research Forest	Williams Lake, BC	Research Forest (Forestry Sciences)	Gavin Lake Block: 6,315 hectares / Knife Creek Block: 3,487 hectares	Timber License to UBC
4.		72 South 7 th Ave, Williams Lake BC	Research Forest	2,675 sq ft	Leased to UBC
5.		795 Campbell Road, Williams Lake BC	Research Forest (Forestry Sciences)	55 acres	UBC (Fee-simple land owner)
6.	Alexander Street – Indigenous Community Legal Clinic	Unit 101 - 148 Alexander Street, Vancouver, BC	Faculty of Law	1,500 sq ft	Leased to UBC
7.	Bamfield Marine Station	Barkley Sound, B.C. (Vancouver Island)	Marine Biology	75 hectares	Joint Venture of 5 Universities: WCUMBS (University Consortium)
8.	Dominion Radio Astrophysical Observatory	Kaladen, BC	CHIME Pathfinder research	Portion of 96,400 sq m area	Licensed to UBC
9.		Princeton, BC	CHIME Pathfinder Research	Portion of 285 acre area	Licensed to UBC
10.	Geology Field School (Oliver Property)	38216-149th St., Oliver, BC (Near Osoyoos)	Geological Sciences	35.61 hectares	UBC (Fee-simple land owner)
11.	Great Northern Way Campus	107-555 Great Northern Way, Vancouver, BC	UBC, BCIT, SFU, Emily Carr	182,000 sq ft	Joint Venture - 4 Institutions

	UBC Reference	Property Location	Occupant / Use / Status	Size	Property Ownership
12.	Greater Vancouver Sewerage and Drainage District - License	1400 Lindsey Place, Delta, BC	Graduate Student Research		Licensed to UBC
13.	Haida Gwaii Institute	#2 Second Beach Road, Skidegate, Haida Gwaii BC	Office		Leased to UBC
14.		1630 Orr St, Massett, BC	Office		Leased to UBC
15.	Jack Bell Research Centre - VGH	855 W 12th Avenue, Vancouver, BC	Medical Research	5978 sq m	Leased to UBC
16.	John M. S. Lecky Boathouse	7277 River Road, Richmond, BC	Athletics and Recreation	1,188 sq m	Leased to UBC
17.	Main Street (Szeto Enterprises Ltd) - Learning Exchange DTES Program	615 Main Street, Vancouver, BC	Learning Exchange - Office / teaching facility (Downtown East Side Program)	Entire Building	Leased to UBC
18.	Malcolm Knapp Research Forest-Maple Ridge	Maple Ridge, BC	Research Forest (Forestry Sciences)	5,000 hectares	UBC (Fee-simple land owner)
19.	Mandarte Island	Saanich Peninsula	Zoology-Academic Research		UBC has agreement to use
20.	Okanagan Educational Resources Society	45 Green Mountain Road, Penticton, BC	Irving K. Barber School of Arts & Sciences	380 sq ft	Leased to UBC
21.	Prideaux Haven (Hunt Estate)	14 miles north of Powell River, BC (Vancouver Island)	UBC Endowment	16.19 hectares	UBC (Fee-simple land owner)
22.	Regional District of Central Okanagan	969 Raymer Road, Kelowna, BC	UBCO – Faculty of Creative and Critical Studies		Land and building leased to UBC
23.	Research Centre at Children's Hospital	4500 Oak St. Vancouver, BC	Faculty of Medicine		Land Leased to UBC
24.	Robson Square	800 Robson Street, Vancouver, BC	Commerce, Continuing Education, Real Estate, & Law	6971.17 sq m	Leased to UBC
25.	South Bay Properties Ltd.	210-1110 Government Street, Victoria, BC	Therapeutics Initiative		Leased to UBC
26.	Sunset Tower	6450 Inverness Street, Vancouver, BC	Department of Geography	67.73 sq m	Leased to UBC

	UBC Reference	Property Location	Occupant / Use / Status	Size	Property Ownership
27.	Survive and Thrive Applied Research Project – Lease from Midwest Ventures Ltd.	1652 and 1654 Innovation Drive, Kelowna, BC	UBCO - Survive and Thrive Applied Research	5,747 sq ft	Leased to UBC
28.	Thacker Mountain (Thacker Estate)	Near Hope, BC.	UBC Endowment	72.84 hectares and 0.7 hectares on Lake Kawkawa	UBC (Fee-simple land owner)
29.	UBC Faculty of Medicine – Surrey	2 nd Floor, 13737 96 Ave, Surrey, BC	Faculty of Medicine – Physical and Occupational Therapy	23,000 sq ft	UBC (Fee-simple owner)
30.	UBC HR - Hiring Solutions	224-2155 Allison Road, Vancouver, BC	UBC Hiring Solutions	1,268 sq ft	Leased to UBC
31.	UBC India Liaison Office	Shop No. 121, District Centre, Saket Place, Saket, New Dehli, India	India Liaison Office	660 sq ft	Leased to UBC
32.	UBC IRP	217 -2150 Parkway Vancouver BC	IRP office space	1,636 sq ft	Leased to UBC
33.	UBCO Innovation Drive	1540 Innovation Drive, Kelowna, BC	UBCO	1.36 acres, 24,400 sq ft building	UBC (Fee-simple land owner)
34.	VGH - Medical Student & Alumni Centre	VGH - 685 & 695 W. 12th Ave. Vancouver, BC	UBC Alumni (Medical)		Leased to UBC
35.	West Kootenay Teacher Education Program – Lease in Nelson	#2, 3, 4 and 6-266 Baker Street, Nelson, BC	Faculty of Education – Rural Placement Program	3,766 sq ft	Leased to UBC
36.	Keats Hall	2280 Wesbrook Mall, Vancouver, BC	Market Housing - 99 prepaid lease	92 unit apartment residences	UBC (Fee-simple land owner)
37.	Westcott Commons	2388 Western Parkway, Vancouver, BC	Market Housing - 99 prepaid lease	72 unit apartment residences	UBC (Fee-simple land owner)
38.	Winslow Commons	2338 Western Parkway, Vancouver, BC	Market Housing - 99 prepaid lease	64 unit apartment residences	UBC (Fee-simple land owner)
39.	Glenlloyd Park	5740 Toronto Road	Market Housing - 99 prepaid lease	124 unit apartment residences	UBC (Fee-simple land owner)
40.	Chaucer Hall	2250 Wesbrook Mall	Market Housing - 99 prepaid lease	92 unit apartment residences	UBC (Fee-simple land owner)

	UBC Reference	Property Location	Occupant / Use / Status	Size	Property Ownership
41.	Centre for Gender & Sexual Health Equity	647 East Hastings Street	Faculty of Medicine – Centre for Gender & Sexual Health	4,000 sq ft	Leased to UBC