



Board of Governors  
**PROPERTY COMMITTEE**  
**MINUTES**

**MONDAY, JUNE 2, 2025**  
**8:31 AM to 9:56 AM**

**VIDEOCONFERENCE**  
Approved: September 10, 2025

**Chair** Ms. Miranda Lam, K.C.

**Vice-Chair** Ms. Anthonia Ogundele

**Members in Attendance** President Benoit-Antoine Bacon

Dr. Sandy Hilton

Dr. Anna Kindler

Mr. Dallas Leung

Mr. Ali Pejman

Chancellor Judy Rogers, C.M.

**Regrets** Mr. Byron Thom

**Board Secretary**

Ms. Karen Hakkarainen

**Designated Executive Liaisons**

Mr. Frank Laezza, Vice-President Finance & Operations  
*Facilities, Infrastructure Development, Energy and Water Services*

Dr. Melanie Stewart, Vice-President External Relations  
*Campus and Community Planning*

**Administration**

Dr. Gage Averill, Provost and Vice-President Academic, UBC Vancouver

Mr. Adam Charania, Vice-President Human Resources

Dr. Lesley Cormack, Deputy Vice-Chancellor and Principal, UBC Okanagan

Ms. Heather McCaw, Vice-President Development & Alumni Engagement

Dr. Rehan Sadiq, Provost and Vice-President Academic, UBC Okanagan

Ms. Kirsten Nicholson, Executive Director, President's Office

Committee Chair Miranda Lam called the open session of the June 2, 2025 Property Committee meeting to order at 8:31 a.m.

The Board Secretary reviewed attendance and confirmed quorum.

**1. Welcome from the Chair and Approval of Agenda**

The Chair respectfully acknowledged the ancestral and unceded territories of the Musqueam and of the Syilx Okanagan Nation upon which UBC campuses are located.

The Committee briefly discussed the possibility of moving items 10 and 13 from the Consent Agenda for discussion at this meeting. Due to time constraints, it was agreed that those items would be discussed at the September 2025 meeting of the Property Committee.

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

**IT IS HEREBY RESOLVED that the Property Committee approves as circulated the Agenda for the open session of the June 2, 2025 Property Committee meeting.**

The Chair asked Governors to declare any actual, potential, or apparent conflicts of interest with any items on the open Agenda. No such conflicts were declared.

**2. Consent Agenda**

The Chair asked if members had noted any errors or omissions in the Minutes of the open session of the March 2025 meeting of the Property Committee, circulated under the appended Consent Agenda. None were raised.

The Chair noted that a request for approval of proposed amendments to the Residential Environmental Assessment Program, as recommended by the Land Use & Operational Sustainability Committee, was also circulated under the Consent Agenda.

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

**IT IS HEREBY RESOLVED that the Property Committee approves the resolutions forwarded under the open Consent Agenda, as presented in the Appendix.**

The Chair noted that the following briefings were circulated under the Consent Agenda for the Committee's information:

- The University Community on Campus - Housing Action Plan Report 2024-2025 (UBC Vancouver);
- Board 4 Post-Completion Report: 1540 Innovation Drive, UBC Okanagan;
- Board 4 Post-Completion Report: Phase 2 Expansion of the Bioenergy Research Demonstration Facility, UBC Vancouver;
- UBC Vancouver Land Use Plan, Transportation and Engagement Annual Monitoring Report;
- 2024 Campus Security Annual Reports for the Okanagan and Vancouver campuses; and,
- Committee Action Items Status Report.

### **3. Wesbrook Place Neighbourhood Plan Amendment: Final Plan (UBC Vancouver)**

Responsible Executive(s): Melanie Stewart, Vice-President External Relations

The Administration presented the final draft of the Wesbrook Place Neighbourhood Plan, highlighting key changes, anticipated benefits and next steps, as set out in the circulated briefing.

The Committee discussed the extent to which the Wesbrook Place Neighbourhood Plan provides support for the University's academic mission, for expansion home-ownership opportunities, and for the creation of additional faculty/staff rental units. The Plan's alignment with Campus Vision 2050 and the Residential Environmental Assessment Program was also considered. In response, the Administration advised that the Wesbrook Place Neighbourhood Plan is only one component of the University's overall approach to land use and development on the Vancouver campus. The Administration further advised that the Wesbrook Plan Neighbourhood Plan is aligned with the policies set out in the Housing Action Plan, and that dedicated community spaces will be developed in consultation with the University Neighbourhoods Association.

The following resolution was moved, seconded, and **CARRIED**, with Governor Kindler objecting:

**IT IS HEREBY RESOLVED that the Property Committee, in accordance with authority delegated by the Board of Governors, approves the amended Wesbrook Place Neighbourhood Plan, circulated as Appendix 1 to the briefing.**

### **4. UBC Okanagan Campus Plan**

Responsible Executive(s): Lesley Cormack, Deputy Vice-Chancellor and Principal, UBC Okanagan  
Melanie Stewart, Vice-President External Relations

The Administration presented the UBC Okanagan Campus Plan, including a new residential neighbourhood, as set out in the circulated briefing. It is expected that a detailed neighborhood plan will be developed by the end of the year.

Committee discussion focused on the potential for establishing faculty home-ownership options under the Plan, and on the rationale for the Plans focus on rental rather than ownership. The Administration advised that a rental-first approach is expected to generate robust income streams for the Okanagan campus, as seen on the Vancouver campus. The Committee was advised that the Administration remains open to revisiting leasehold housing should market conditions improve. The Committee was further advised that identification of funding remains a challenge for the infrastructure investments required to support development.

Next steps with respect to the UBC Okanagan Campus Plan include securing provincial land-lease approvals, agreements with the City of Kelowna, and with UBC Properties Trust.

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

**IT IS HEREBY RESOLVED that the Property Committee recommends to the Board of Governors approval of the updated UBC Okanagan Campus Plan, circulated as Appendix 1 to the briefing.**

#### **5. UBC Five-Year Capital Plan 2026-2027 to 2030-2031**

Responsible Executive(s): Frank Laezza, Vice-President Finance & Operations  
Gage Averill, Provost and Vice-President Academic, UBC Vancouver  
Lesley Cormack, Deputy Vice-Chancellor and Principal, UBC Okanagan  
Rehan Sadiq, Provost and Vice-President Academic, UBC Okanagan  
Ainsley Carry, Vice-President Students

The Administration presented the UBC Five-Year Capital Plan for 2026-2027 to 2030-2031, as set out in the circulated briefing.

The Committee discussed the alignment of the Five-Year Capital Plan with the University's strategic priorities and with government goals. A Governor questioned the Plan's prioritization of student housing and in response, the Administration advised that student housing is a separate category for the government, noting that UBC remains committed to increasing student housing capacity, especially on the Okanagan campus.

The Administration further advised that actual project approvals and funding are subject to internal processes, including Board approvals and financial assessments.

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

**IT IS HEREBY RESOLVED that the Property Committee recommends that the Board of Governors approve as circulated the UBC Five-Year Capital Plan (2026-2027 to 2030-2031) for submission to the Ministry of Infrastructure Post-Secondary and Cross Government Capital Branch.**

#### **6. Gateway Health Building, UBC Vancouver – Budget Update**

Responsible Executive(s): Frank Laezza, Vice-President Finance & Operations  
Gage Averill, Provost and Vice-President Academic, UBC Vancouver

The Administration presented the Gateway Health Building Budget Update, outlining strategies intended to mitigate risks, including maintaining the current construction schedule, and addressing increased project costs.

The Administration advised that a formal budget increase request is expected to come forward in fall 2025.

Committee discussion focused on the potential impact of delays on academic programs and potential implications of tariffs for other capital projects. The Committee asked the Administration to provide, at a future meeting, insights on lessons learned and confirmation of process improvements implemented to prevent similar overruns.

#### **7. Report from the Chair of the Land Use & Operational Sustainability Committee**

Governor Lam, Chair of the Land Use & Operational Sustainability Committee, provided a verbal report from the May 26, 2025 meeting of the Land Use & Operational Sustainability Committee.

She advised that the Committee unanimously recommended that the Board of Governors approve the proposed amendments to the Residential Environmental Assessment Program (REAP).

The open session of the June 2, 2025 Property Committee meeting adjourned at 9:56 a.m.

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#### **ACTION ITEMS**

None identified.

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## **CONSENT AGENDA – FOR APPROVAL**

The following items were approved under the Consent Agenda appended to the Agenda:

### **8. Minutes of Previous Meeting**

IT IS HEREBY RESOLVED that the Property Committee approves as circulated Minutes of the open session of the March 11, 2025 Property Committee meeting.

### **9. Proposed Policy Amendments to Residential Environmental Assessment Program (REAP) Version 4.0**

IT IS HEREBY RESOLVED that the Land Use & Operational Sustainability Committee recommends to the Board of Governors, through the Property Committee, approval of proposed amendments to the Residential Environmental Assessment Program (REAP) in the form set out in Appendix 1 to the briefing, consistent with UBC's Green Building Action Plan and the Board of Governors' Land Use Policy (UP12).

## **CONSENT AGENDA - For Information**

The following items were received under the Consent Agenda appended to the Agenda:

- 10. The University Community on Campus - Housing Action Plan Report 2024-2025 (UBC Vancouver)**
- 11. Board 4 Post-Completion Report: 1540 Innovation Drive, UBC Okanagan**
- 12. Board 4 Post-Completion Report: Bioenergy Research Demonstration Facility (BRDF) Expansion Phase 2, UBC Vancouver**
- 13. UBC Vancouver Land Use Plan, Transportation and Engagement Annual Monitoring Report**
- 14. UBC Okanagan and UBC Vancouver 2024 Campus Security Annual Reports**
- 15. Committee Action Items Status Report**