

Land Trust Update for UNBC Senate (for information)

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The primary purposes of a UNBC Land Trust will be to enhance the campus community as a subset of the broader community and as a path to the creation of place and consequently destination, and to create a new source of revenue as a long-term source of support for academic, research, and operational excellence.

1.0 Overall Summary

1.1 **Corporate Trustee:** UNBC Land Development Corporation

1.2 **Shareholder:** University of Northern British Columbia (UNBC)

1.3 **Beneficiaries:** UNBC and UNBC Foundation

1.4 **Location:** 46 acres directly across University Way/Tyner Boulevard from the main entrance to UNBC's Prince George main campus, which is situated on the unceded traditional territory of the Lheidli T'enneh, part of the Dakelh (Carrier) First Nation.

2.0 Project Background and Scope

2.1 Aligned with UNBC's vision, mission and values, and Destination 2040 Campus Master Plan; repositioning UNBC for future as a Destination university.

2.2 Transformative development of UNBC land in excess to academic needs focusing on sustainability, reputation and strategic investments for UNBC.

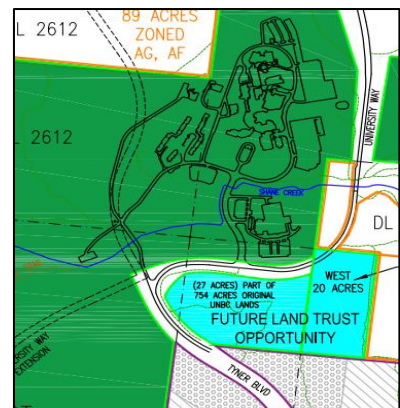
2.3 Building culture and vibrancy on campus and allowing for greater personal interaction and lasting connection with the surrounding communities with an ambitious and inspiring vision to transform their lives through excellence, inclusivity, and compassion.

3.0 Visioning

A fundamental part of the Land Trust planning process is development of guiding principles and parameters through an extensive community and Indigenous consultation, which is currently in progress. The consultation will feed into a comprehensive UNBC vision and set of design guidelines that will act as guiding parameters for UNBC Land Trust development.

4.0 Settling

4.1 The UNBC Land Trust was settled August 5, 2021 with the signing of the Trust Deed and the provision of a 1958 Canadian silver dollar, by Settlor Roy Stewart on behalf of UNBC, and provided to Board members of the UNBC Land Development Corporation (corporate trustee), as token property and upon which further property may be added at a later date.



UNBC will sell the right to develop land for 99 years, but will NOT sell title to any land.

5.0 Key Project Milestones and Timelines

Key Milestones	Status	Timelines
Land Decisions / Valuation		
Campus Master Plan finalized with indication and uses of land for Land Trust	Complete	2019-05-29
Complete land appraisal	Complete	2019-05-31
Financial		
Take Pro Forma to BOG	Complete	2019-06-14
Land Trust Creation		
BOG Adoption of Trust Legal Structure	Complete	2019-11-22
Implementation Plan Approved by BOG	Complete	2020-01-31
Incorporate BC business corporation	Complete	2021-05-31
Settle Land Trust (token property)	Complete	2021-06-30
Finalize Trust's Operational Plan and Staffing	In Progress	2021-07-30
BOG decision on UNBC Foundation model / structure	Upcoming	TBD
Business Case		
BOG Approval of Land Trust Vision	Upcoming	TBD
Second Draft to Ministry (including Visioning and Capital Financing Detail)	In Progress	2022-01-31
Ministry sign-off on First Nations Consultation (Provincial Process)	Upcoming	2022-02-28
Final Draft of Business Case to Ministry AEST ¹	Upcoming	2022-05-31
AEST Approval of Land Transfer via Lease and Removal of Reverter	Upcoming	2022-12-31

6.0 Caveats

- 6.1 As the project progresses tasks may be added, adjusted or removed as necessary for project success. Moreover, timelines are subject to adjustment as many elements of associated tasks are dependent on timing of Ministry approval, consultant(s) availability and other relevant factors. As timeline and project scope evolves BOG will be updated accordingly.

¹ Ministry of Advanced Education and Skills Training

1

PRE-CONCEPT PHASE
2020/2021
18 months

Approval of UNBC Campus
Master Plan: Destination
2040

Identification of land for
UNBC Land Trust

Approval of overall
project scope, benefits
and viability

2

SET UP PHASE
Summer/Fall 2021
6-9 months

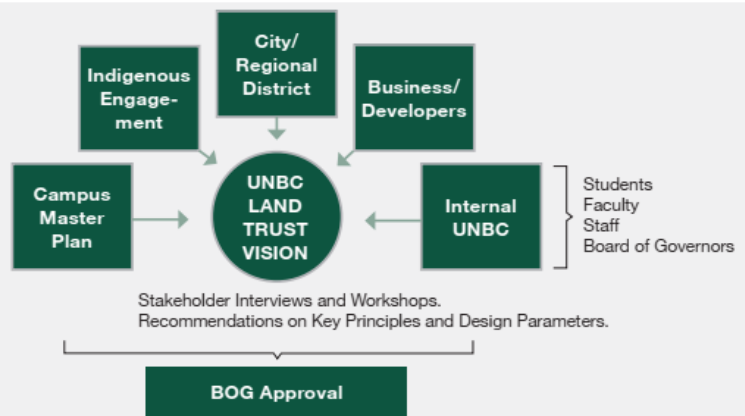
Incorporate BC Business
Corporation

Settle Land Trust
(token property)

Finalize operational plan
for UNBC Land Trust

3

VISION DEVELOPMENT
6-9 months



4

**PLANNING AND
SUBMISSION**
2022
6-9 months

Submission of
Business Case

Visioning
Financing
Stakeholder Engagement (including
with Indigenous Communities)
Zoning
Risk Mitigation

5

**APPROVAL AND
AUTHORIZATION TO
PROCEED**
2022/2023
9-12 months

BC Ministry Advanced
Education

Multiple Ministries Involved

Provincial Decision

Ministerial Order Granted
(Authorization)

6

**ENTRUSTING AND
IMPLEMENTATION**
2022/2023 onwards

UNBC Land Development Corporation, with mandate and authorization, will proceed to implement development on UNBC's behalf.