

## BOARD OF GOVERNORS

Approved Minutes - Open Session

June 19, 2020, 8:10 a.m.

By Zoom Platform

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### **Members**

Geeta Sankappanavar, Chair  
Joule Bergerson  
Tavis Campbell – arrived after Item 5  
Heather Christie-Burns  
Cody Church  
Frank Finley  
Beverley Foy  
Nancy Foster  
Alisha Gordon  
Mark Herman  
Pam Krause  
Fauzia Lalani – left during Item 8, returned during Item 11  
Allan Lyons  
Ed McCauley  
Mary Ellen Neilson  
Tanille Shandro  
Helen Sunderland – arrived during Item 8  
Elaine Wong  
Deborah Yedlin

### **Management**

Bart Becker, Vice-President (Facilities)  
Linda Dalgetty, Vice-President (Finance and Services)  
William Ghali, Vice-President (Research)  
Karen Jackson, General Counsel  
Dru Marshall, Provost and Vice-President (Academic)  
Nuvyn Peters, Vice-President (Advancement)

### **Secretary**

Susan Belcher

### **Scribe**

Rebecca Kenny

### **Staff**

Tasha Hodzic, Executive Assistant, Secretariat

### **Guests**

John Alho, Associate Vice-President, Government and Community Engagement – present for Item 7  
Susan Barker, Vice-Provost (Student Experience) – present for Item 10  
Carla Bertsch, Sexual Violence Support Advocate – present for Item 8  
Deborah Book, Legal Counsel – present for Item 8  
Jane Ferrabee, University Architect – present for Item 7  
John Wilson, President & CEO of Innovate Calgary – present for Item 11

### **Observers**

Kate Hamilton, Executive Director, President's Office  
Lorinda Hammond, Media Technician, University of Calgary  
Kristy Koehler, The Gauntlet  
Marcus Plottel, Students' Union External Communications Specialist  
Jonah Secreti, Students' Union Student-at-Large Senate Representative  
Nancy Wayne, Graduate Students' Association Research and Advocacy Analyst

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The Chair called the meeting to order at 8:13 a.m. and confirmed quorum.

### **1. Approval of the Agenda**

#### **Moved/Seconded**

That the Agendas for the June 19, 2020 Board of Governors meeting be approved.

**Carried**

## **2. Conflict of Interest Declaration**

Mark Herman, Frank Finley and Tanille Shandro declared that, in respect of Item 6, they are Directors of the West Campus Development Corporation, trustee of the University Innovation Quarter Trust and will therefore abstain from any discussion and decision for this item.

Deborah Yedlin declared that, in respect of Item 11, she is a partner with Longview Communications, that has been retained by MaRS, and has facilitated meetings between MaRS executives and key members of the Calgary technology community and the University of Calgary, including Dr. Ghali and John Wilson from Innovate Calgary.

## **3. Chair's Remarks**

The Chair spoke to the tragic death of George Floyd and the global need to combat inequality at all levels, noting that education is an important tool in the fight against intolerance and institutional racism. The University prioritizes people in its academic and research plans, and the University's first Vice-Provost (Equity, Diversity and Inclusion) will begin this summer. The University does not see inaction as an option and its actions will move forward with consciousness and intent.

## **4. Safety Moment**

Linda Dalgetty reported on the 2019 injury incident analysis which identifies opportunities for targeted improvement, noting that the University prioritizes safety on campus and uses the data from this analysis to ensure a safer campus.

## **5. Approval of the Open Consent Agenda Items**

Documentation for these items was circulated with the Agenda. The following Consent Agenda item was adopted:

### **5.1 May 29, 2020 Open Session Meeting Minutes**

That the Minutes of the Open Session of the Board of Governors meeting held on May 29, 2020 be approved.

**Adopted**

The following Consent Agenda items were received by the Board for information:

**5.2** SIPB and SIPP Revisions

**5.3** Quarterly Capital Project Status Report (4<sup>th</sup> Quarter)

**5.4** Standing Committee Chair Reports:

- Audit
- Environment, Health, Safety and Sustainability
- Executive
- Finance and Property
- Human Resources and Governance
- Investment

**6. Approval of the University Innovation Quarter – Ministerial Approval, Ground Lease and Office Lease**

Documentation for this item was circulated with the Agenda. Bart Becker and Karen Jackson presented this item.

**Highlights:**

- Management provided an overview of the transfer of the University Innovation Quarter (UIQ) lands from the province to the University, the University Innovation Quarter Trust, which is similar to the University District lands structure, and the lease structure for the UIQ lands
- Management highlighted that, the head lease will allow the trust to manage the real estate aspect of the UIQ lands, the office lease is in respect to four buildings that the University occupies and will remain under the University's management, upon the transfer of the UIQ lands, the University will become responsible for all costs associated with operating, maintaining and managing the lands and the UIQ Trust will use the rent it receives to pay these costs and the proposed office lease provides for a 30-year leases with an initial market rental rate of \$14-\$15/sq. ft
- In response to a question, it was explained that rental rates may have changed since the rental evaluation was completed in the Fall due to the current environment, however Management believes that, since these are 30 year leases, this is an appropriate rate to charge and reflects current leases in University Research Park

**MOTION 1****Moved/Seconded**

THAT the Board of Governors approve the following resolution:

**Ministerial Approval of The University of Calgary Lease of University Innovation Quarter Lands to University Innovation Quarter Trust**

**WHEREAS** The Governors of the University of Calgary, in order to facilitate the development and management of the University Innovation Quarter lands (formerly University Research Park), considers it advisable to enter into a 130-year lease agreement with University Innovation Quarter Trust under the trusteeship of the West Campus Development Corporation.

**IT IS HEREBY RESOLVED:**

- A. THAT, subject to the prior approval of the Minister of Infrastructure under section 67 of the *Post-Secondary Learning Act*, The Governors of the University of Calgary authorizes and approves a 130-year lease agreement with University Innovation Quarter Trust under the trusteeship of the West Campus Development Corporation in order to facilitate the development and management of University Innovation Quarter lands.
- B. THAT the President and Vice-Chancellor and Vice-President (Facilities) are authorized on behalf of The Governors of the University of Calgary to negotiate and enter into a 130-year lease agreement, at a negotiated market lease rate, with University Innovation Quarter Trust. The area required in the lease agreement will be approximately 77.4 acres more or less, and is legally described as:
  1. Energy Resources Research Building  
Legal Description: Plan 8110138, Block 5, Lot 4

2. Alberta Research Council Building  
Legal Description: Plan 8110138, Block 5, Lot 3
3. Alberta Energy Regulator (Core Research Centre)  
Legal Description: Plan 8210928, Block 2, Lot 4  
Plan 8110138, Block 2, Lot 10
4. Vecova Centre for Disability Service & Research  
Legal Description: Plan 8110138, Block 6
5. Remington Properties Inc. (Computer Modelling Group)  
Legal Description: Plan 1411853, Block 5, Lot 12
6. HOOPP Realty Inc. (Smart Technologies Building)  
Legal Description: Plan 9812871, Block 3, Lot 4 and 5
7. Calgary Technologies Inc. (Alastair Ross Technology Centre)  
Legal Description: Plan 8110138, Block 5, Lot 6, 7 and 8
8. The Governors of the University of Calgary (Life Sciences Innovation Hub)  
Legal Description: Plan 8210928, Block 2, Lot 3
9. The Governors of the University of Calgary (3613 – formerly ZINC Investments)  
Legal Description: Plan 8110138, Block 4, Lot 6
10. Agriculture Canada (Agricultural Laboratory Building)  
Legal Description: Plan 8610739, Block 4, Lot 2
11. The Governors of the University of Calgary (Petro-Canada Building)  
Legal Description:
 

<u>FIRST</u>	<u>SECOND</u>	<u>THIRD</u>
Plan 6357JK	Plan 6357JK	Plan 6357JK
Block 5	Block 5	Block 5
Lot 2	Lot 5	Lot 6
<u>FOURTH</u>	<u>FIFTH</u>	
Plan 6357JK	Plan 6357JK	
Block 5	Block 5	
Lot 7	Lot 8	
12. The Governors of the University of Calgary (University Research Centre)  
Legal Description: Plan Research Park Calgary 8210928, Block 4, Lot 1
13. Vacant Land  
Legal Description: Plan 9812871, Block 3, Lot 6

C. THAT all lease agreements purporting to be executed as provided in this resolution shall be valid and binding on The Governors of the University of Calgary.

**Carried**

Mark Herman, Frank Finley and Tanille Shandro abstained.

**MOTION 2****Moved/Seconded**

THAT the Board of Governors approve the following resolution:

**Ground Lease – Approval of the Lease of University Innovation Quarter Lands to University Innovation Quarter Trust****IT IS HEREBY RESOLVED:**

- A. THAT, subject to the approval of the Minister of Infrastructure under section 67 of the *Post-Secondary Learning Act*, The Governors of the University of Calgary authorizes the President and Vice-Chancellor and the Vice-President (Facilities) (the “Authorized Officers”) to execute and deliver: (i) a 130-year lease agreement with University Innovation Quarter Trust (the “UIQ Ground Lease”) for the University Innovation Quarter lands, in the form provided to the Board, with such changes as the Authorized Officers approve, and (ii) all documents contemplated by the UIQ Ground Lease in the form approved by the Authorized Officers, in each case such approval to be conclusively evidenced by the execution and delivery of the UIQ Ground Lease and the documents by the Authorized Officers.

**Carried**

Mark Herman, Frank Finley and Tanille Shandro abstained.

**MOTION 3****Moved/Seconded**

THAT the Board of Governors approve the following resolution:

**Office Lease – Approval of the form of University Innovation Quarter Office Lease between University Innovation Quarter Trust, as Landlord, and The Governors of the University of Calgary, as Tenant****IT IS HEREBY RESOLVED:**

- A. THAT, The Governors of the University of Calgary approve the form of office lease provided to the Board (the “UIQ Office Lease”) so that the university can lease the buildings in the University Innovation Quarter known as (i) Life Sciences Innovation Hub, (ii) 3613 – formerly Zinc Investments, (ii) Petro-Canada Building, and (iv) University Research Centre (the “Buildings”) from the University Innovation Quarter Trust and authorize the President and Vice-Chancellor and the Vice-President (Facilities) (the “Authorized Officers”) to execute and deliver an office lease for each of the Buildings substantially in the form of the Office Lease with such changes as the Authorized Officers approve, and to execute and deliver all documents contemplated by each office lease in the form approved by the Authorized Officers, in each case such approval to be conclusively evidenced by the execution and delivery of each office lease and the related documents by the Authorized Officers.

**Carried**

Mark Herman, Frank Finley and Tanille Shandro abstained.

**7. Approval of the W.A. Ranches Long Range Development Plan**

Documentation for this item was circulated with the Agenda. Bart Becker, Jane Ferrabee and John Alho presented this item.

## Highlights:

- Management provided an overview of the W.A. Ranches Long Range Development Plan (LRDP), which establishes a 30-year vision to support academic and research goals and guide future development of the W.A. ranches. It was noted that a LRDP is a requirement of the Post-Secondary Learning Act for all lands owned or leased by the University.
- Management highlighted that:
  - The University consulted with both internal and external communities and specifically the Faculty of Veterinary Medicine and ancillary services, to ensure a balance between operational needs and academic needs
  - The LRDP aligns with the University's academic and research plans and provides a consultation framework outlining how the University will consult and communicate back to both the internal and external communities
- In response to a question, it was explained that the LRDP provides a framework to guide the development of the ranch and the Provost and Vice-President (Academic), Vice-President (Research) and the Dean of Veterinary Medicine are closely involved in decision making with respect to the ranch

**Moved/Seconded**

That the Board of Governors approve the W.A. Ranches at the University of Calgary Long Range Development Plan, in the form provided to the Board, and as recommended by the Finance and Property Committee.

**Carried**

**8. Approval of the Revisions to the Sexual Violence Policy**

Documentation for this item was circulated with the Agenda. Deborah Book and Carla Bertsch presented this item.

## Highlights:

- The proponents provided an overview of the consultation process and the proposed revisions to the Sexual Violence Policy, noting that there are a number of important revisions that better support the University community
- In response to questions, it was explained that:
  - Overall, the revisions are intended to pave the way for supportive conversations, provide clear terms and ensure that these incidents are handled in the appropriate way by an appropriate person, without creating barriers
  - The new Vice-Provost (Equity, Diversity and Inclusion), who will start in her role in the summer has been consulted about the policy and the role of a sexual support advocate, and further input is anticipated from her once she begins her role on campus
  - All groups listed on the briefing note were consulted prior to the policy revisions coming to the Board and an online consultation allowed individuals to provide input anonymously. Also, there are many discussions ongoing to ensure supports and services are appropriate for diverse individuals.
  - The University District property is not covered by this policy and the University Innovation Quarter lands will be incorporated once the land transfer is complete

- This policy is a living document that will need to be revisited and revised continuously to reflect emerging practices and new knowledge
- Board members raised concerns about the lack of inclusion of the concerns raised at the Student Legislative Council consultation and the lack of consultation with student groups actively engaged in this area, specifically in respect of immunity for drug and alcohol use, domestic violence and stalking. The proponents explained that the policy covers all members of the University community, including staff and Faculty, and a clear statement around immunity for drug and alcohol use was not included in the policy as the University needs to be able to take action against faculty and staff for breaches. The proponents also suggested that education could help with awareness around seeking assistance even if an individual was under the influence at the time. It was also explained that broad definitions were used to encompass not only stalking and domestic violence, but situations not thought of at this time, so that the policy is inclusive.
- The Board discussed the need to ensure that all concerns raised have been considered and discussed, and that important changes to the policy need to be made and implemented in a timely manner and reiterated that this is a living document and discussions about further revisions to the policy will continue in the future

*Secretary's Note: Frank Finley moved, and Alisha Gordon seconded a motion to postpone the original motion indefinitely, which motion to postpone was defeated on a vote of the Board, and the Board proceeded with the original motion.*

#### **Moved/Seconded**

That the Board of Governors approve the revisions to the Sexual Violence Policy, as set out in the documents provided to the Committee, and as recommended by the Human Resources and Governance Committee.

**Carried**

Alisha Gordon, Frank Finley, Tanille Shandro and Tavis Campbell opposed.

### **9. Report from the President**

Ed McCauley presented this item.

Highlights:

- The President reported on the extensive work of the University community in response to the COVID-19 pandemic to ensure the community is safe, students are well supported, and the University is operating as effectively as possible
- The President highlighted that the University is taking a pivotal role in COVID-19 research and treatment care, with over 80 projects currently underway with international collaborations and government partners

### **10. Student Experience Report**

Documentation for this item was circulated with the Agenda. Dru Marshall and Susan Barker presented this item.

Highlights:

- Management noted that student experience continues to be a key focus for the University, and then reported on how student experience has been managed during the COVID-19 pandemic

- Management highlighted that:
  - COVID-19 has created uncertainty for students with increased stress around living, learning and working in different ways, isolation and financial hardships. The University is providing academic supports through the move to remote learning, the student success centres' suite of online resources, a variety of grading options, online study spaces and initiatives to replicate on campus environments to assist students with discipline and time management.
  - There has been positive feedback from students on remote session offerings with the student wellness centre and the University is looking at ways to incorporate this option post pandemic
- In response to a question, it was explained that, all wellness centre counsellors have been fully booked with appointments during this time

### **11. University Innovation Ecosystem Report**

Documentation for this item was circulated with the Agenda. William Ghali and John Wilson presented this item.

Highlights:

- Management provided an overview of the University Innovation Ecosystem, explaining how the Innovation Ecosystem bridges the transition from discovery through to delivering solutions for society, and then spoke to how it contributes to economic diversification and the University's work towards becoming a top research University
- Management highlighted that:
  - The University's Innovation Ecosystem is primarily comprised of the Hunter Hub for Entrepreneurial Thinking, which held over 42 events this year, Innovate Calgary, which is in the top 5 for Canada innovation, and supports 19 new start-ups, and the Creative Destruction Lab – Rockies, which raised over \$24.5 million in funding this year
  - In addition, the Life Sciences Hub is a focus for the University and, in June 2020 the UCeed program was launched, which is a \$10 million fund to support entrepreneurial ventures coming out of the University
- In response to questions, it was explained that:
  - Quite a bit of support funding comes from the provincial and federal governments despite this being an economically challenging time, with further funding from Platform Calgary, partnership grants and tri-council funding for research innovation and the University is always exploring other funding opportunities
  - In the University Ecosystem development, the University studied other ecosystems and best practices and how these could fit into the University's context
  - The University distributes information every month for the community and has been staging several events to bring awareness to new innovation and the UCeed fund
  - The University is in constant communication with the government about how it is contributing to economic growth and diversification of the economy, tracks research numbers and outputs, and is continually working to create innovation opportunities for Faculty and students
- The Board suggested that the University work on further reporting communications to stakeholders and the community on the impact to the University, the return on investment and the contribution to jobs and the economy



**12. Other Business in the Open Session**

There was no other business.

**13. Motion to Adjourn the Open Session and Move into the Closed Session**

**Moved/Seconded**

That the Board of Governors adjourn the Open Session and move into the Closed Session.

**Carried**

The Open Session was adjourned at 10:04 a.m.

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Susan Belcher  
University Secretary