

UFV Properties Trust: A new venture launched in summer 2023.

Mandate & Goals: The Trust will deliver long-term benefits as follows:

1. **enhances campus life and the educational experience** at UFV by creating a wider variety of amenities and housing options in pedestrian-friendly neighbourhoods integrated with each campus,
2. **establishes new sources of funding for the Trust’s beneficiaries**, including ongoing recurring revenue sources. This funding will support the beneficiaries in achieving their goals,
3. **broadens accommodation options on each campus**,
4. ensures long-term **ownership of lands by UFV**,
5. **leverages under-utilized land assets**, and
6. allows for **UFV, as landlord, to control the form/character** of projects on the lands through use of design guidelines.

Starting in Abbotsford, the Trust envisions a campus that is surrounded by livable “complete communities” that enhance campus life and the broader neighbourhood. Plans in Chilliwack’s Canada Education Park are under review and may include a mix of developments. For example, such plans could include partnerships in [health research](#), [UFV Food & Agriculture](#) initiatives or other similar [university collaboration opportunities](#) with UFV. Creating such an “Innovation Centre” within a commercial rental building could provide the Trust with an ongoing source of rental income over the life of the ground lease. Once the Trust has alignment with local stakeholders at CEP it will move forward to implement plans.

Modelled on Prior Property Trusts:

The Trust’s legal structure and accountability framework is modelled on other successful property trusts in BC including UBC Properties Trust and SFU Community Trust. UFV also created a trustee for the Trust (UFV Properties Development Corporation). UFV is the sole shareholder of the Trustee. There are currently two beneficiaries of the Trust: UFV and UFV Foundation. The Trustee has established a *doing business as* name of **Campus Communities**.

Lands Included: See maps below. Plans include 12 hectares (29.5 ac.) across Abbotsford and Chilliwack.

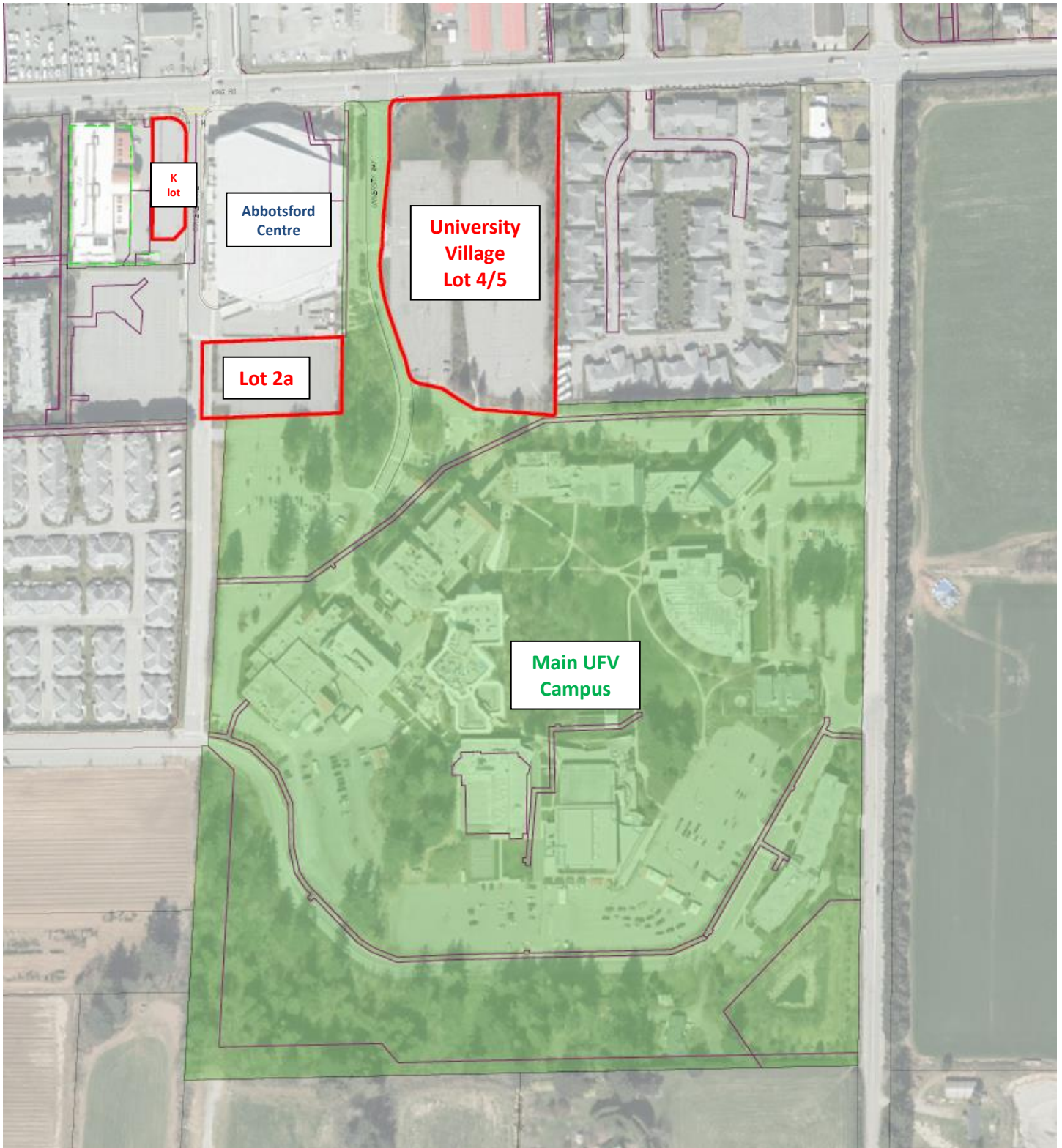
UFV Always Owns Land: The Trust will use a 99-year prepaid land lease for development of the lands, and UFV will always be the registered land owner of the lands.

Status: The Trust is currently moving forward with development planning. Rezoning work is anticipated to commence in late 2024 in Abbotsford.

The Abbotsford Lands

Parcel	Size in acres
University Village – Lots 4/5	4.76
Lot 2a	1.0
Portion Building K Lot (33780 King Rd)	0.35
Total	6.1 acres (2.47 ha.)

Trust lands are outlined in red.



The Canada Education Park Lands, Chilliwack

Trust lands are outlined in red.

Parcel	Size (ac.)
Vedder Block "A"	8.1
Caen Block "B"	8.6
Surrounding Lands Blocks "C1"	5.0
Mess Hall "C2"	1.7
Total	23.4 ac. (9.5 ha.)

