



TO: Planning and Budget Committee

OF THE ACADEMIC BOARD – March 17,
2011

SPONSOR: Elizabeth Sisam, Assistant Vice-President, Campus and Facilities Planning

CONTACT INFORMATION: 416-978-5515; avp.space@utoronto.ca

DATE: February 14, 2011 for March 2, 2011

AGENDA ITEM: University of Toronto, Site Reassignments for St. George Campus

JURISDICTIONAL INFORMATION:

The Planning and Budget committee recommends to the Academic Board approval in principle of capital projects and infrastructure projects over \$2 million.

BACKGROUND

The City of Toronto approved a secondary plan in 1997 for the area known as ‘The University of Toronto Area’ in response to the master plan put forward by the University. In that plan, the City provided as-of-right development permissions for twenty-one sites on University property. Buildings have been constructed on thirteen sites, and two sites have been assigned for specific projects, with the expectation that implementation would occur once funds became available. Since that time, planning has progressed in response to academic initiatives, funding now available for projects, and additional details about the anticipated facilities.

More information is also known about the capacity of the sites and as a consequence, it is proposed that the site assignments for sites 7 and 12, One Spadina Crescent and 100 Devonshire Place respectively are realigned in response to current plans.

HIGHLIGHTS

Site 7: 1 Spadina Crescent

A project planning report outlining requirements and plans to accommodate the Department of Art (formerly the Department of Fine Art) at 1 Spadina Crescent was approved in principle in June 2006. Because of the complexity of the building structure and its heritage attributes it was recommended that consultants be retained to create a phased plan possibly to be implemented in phases for the Department and to consider full redevelopment of the site. It was expected that the total project cost to accommodate the Department of Art in 2006 dollars would be in the range of \$36.5-\$42.8 million, and more, should the project be implemented in phases. The building at One Spadina Crescent was allocated to the Department of Fine Art with implementation subject to funding. Because of the downturn in the economy, fundraising in support of this project has proven to be difficult, (although a significant donation was secured to fund the renovation of the historic lobby). In light of this and because an alternate use has arisen, this site is now being considered for the John H. Daniels Faculty of Architecture, Landscape and Design.

One Spadina Crescent also presents a unique opportunity for the John H. Daniels Faculty of Architecture, Landscape and Design for which an interim project planning report has been prepared and is being brought forward for consideration. The John H. Daniels Faculty of Architecture, Landscape and Design also proposes to engage in a strategic alignment with the Faculty of Arts and Science (FAS) Visual Studies programs which are currently accommodated within the building and would be part of the proposed redevelopment of the site.

The relocation of the John H. Daniels Faculty of Architecture, Landscape and Design to the site promises the creation of an integrated community on an important site within the university and the city. It also offers an opportunity for design research and innovation that could potentially serve as a demonstration project for buildings of comparable age on campus and across the country. The new complex will accommodate an expansion of the Faculty's curricular programs and an intensification of its research activities, industry interfaces and public programs.

Site 12: 100 Devonshire Place

The Project Planning Committee for the Student Commons project considered the remaining sites on the campus as possible locations for this facility. Three locations: sites 10 (47- 55 St. George Street), 11(91-97 St. George Street), and 12 (100 Devonshire Place) were considered. Each site had advantages and disadvantages, however two criteria directed the student members of the committee to a preferred location: proximity to transit the east-west and north-south subway lines and to the Varsity Centre facilities that had recently opened and those that were planned as future facilities which would establish a very significant student presence in this area of the campus. It was anticipated that the Student Commons Building would be constructed to the north of the Centre for High Performance Sport.

An Interim Report, brought forward and approved through governance in June 2007 co-located this project with the future Varsity Centre for High Performance Sport. Approval of a final report was contingent on identification of the total capital cost, operating costs, funding and governance of the proposed facility.

The final phases of the Varsity Centre for High Performance Sport were also brought forward for consideration in May 2007. An interim Project Planning Report outlining all aspects of a multi-phase implementation plan was subsequently approved on June 2007. That report identified the construction of the south entrance building and change rooms, and box office pavilion both of which are now complete on site 21 (299 Bloor Street West) and field house, including a strength and conditioning centre, a sport science teaching and research facility were planned for site 12 (100 Devonshire Place) and renovations to Varsity Arena. The approval stipulated that the south end of site 12 (100 Devonshire Place) be assigned to Varsity Centre until December 31, 2007 to allow for the financial viability of the project to be assessed.

The interim report stated that implementation of the project on Site 12 must be flexible to allow for full development of the site, and that construction should be planned to allow for each component to be implemented as funds become available. Work continues on the planning for this facility, therefore site assignment for the Varsity Centre for High performance Sport should be renewed.

Subsequently, in the fall of 2007, the Students' Administrative Council (operating as the University of Toronto Students' Union) held a referendum among full-time undergraduate students on the St. George Campus for a levy to fund a capital and operating costs levy for the Student Commons. The referendum was successful and the University Affairs Board approved the new levy in the spring of 2008. The University pledged an additional fifty cents against each dollar raised through the capital portion of the levy for the capital costs of the project, which was consistent with central contributions to student centre projects on the UTM and UTSC campus. Collection of the levy began in the fall 2008 session and, to date, a total of \$1.0937 million has accumulated, but work on the project has not yet commenced.

With the proposed change from exclusive use by the Department of Art, to the John H. Daniels Faculty of Architecture, Landscape and Design and including accommodation of Visual Art on Site 7, 1 Spadina Crescent, there is an opportunity and ample capacity for the Student Commons to be relocated to 230 College Street. The proximity of 230 College Street to other student services, located at 214 College Street and with access to public transit on College Street and nearby on Spadina Avenue will serve the student population well. Such relocation would allow for the implementation of the Student Commons project to proceed as soon as 230 College Street is vacated, which could be an earlier timeframe than if the Student Commons were to remain on site 12, at 100 Devonshire Place.

SCHEDULE

Implementation of the capital projects described for each development site will occur after approval of final project planning reports for each, outlining the space program, total project costs and funding sources.

RECOMMENDATIONS

THAT the Planning and Budget Committee recommend to the Academic Board:

1. THAT the following sites are assigned to capital projects now in the project planning phase:

- a. Site 12 (100 Devonshire place) to the Varsity Centre For High Performance Sport;
- b. Site 7 (1 Spadina Crescent) to the John H. Daniels Faculty of Architecture, Landscape and Design with the Faculty of Arts and Science program in Visual Art;
- c. 230 College Street to the Student Commons.

Background

UTSU held a referendum on October 31 through November 2, 2007 (the “**Referendum**”), in which full-time undergraduate students (the “**Students**”) on the University’s St. George campus were asked to support the establishment of the Levy for a Student Commons (see Appendix 1 for the referendum question).

Students voted in favour of the Question.

The Levy was then considered by the University of Toronto University Affairs Board (UAB) on April 29, 2008. The UAB then approved the Levy by passing the following resolution:

“THAT beginning in the fall 2008 session, the Students’ Administrative Council (operating as the University of Toronto Students’ Union; UTSU) fees be increased as follows: [...] (f) for full-time undergraduates on the St. George Campus only, the establishment of a new designated portion of the fee for the Student Commons Project of \$5.00 per session, increasing to \$20.75 per session in the session in which the Student Commons opens.”

The levy has been collected by students since the fall 2008 session.

Since then, UTSU and the University have continued negotiations to establish the Student Commons and the operating parameters related thereto, including considering questions of cost escalation in relation to the Levy.

Proposal to relocate from Site 12 to 230 College

In April 2010, it was communicated to UTSU that the Centre for High Performance Sports (“CHPS”), which was to be constructed adjacent to Site 12 and was a significant factor in choosing Site 12 as the preferred location for the Student Commons, will not be constructed, at this time or at any time in the foreseeable future, due to lack of financing.

In light of the cancellation of the CHPS, UTSU and the University began exploring other sites for the Student Commons. The building at 230 College Street was proposed by the University to UTSU as the new preferred site.

Preliminary cost estimates suggest that the total cost of operating the Student Commons at 230 College Street will be similar to the total cost at Site 12, but that initial construction (which will now consist of renovations) may be less than expected and maintenance may be more than expected.

In April 2010, the UTSU executive met with University officials who provided draft costs for both renovations and operations of 230 College. Further, the University provided for UTSU a draft “fit test” to demonstrate that the building met all of the proposed space requirements and even additional space. UTSU representatives toured 230 College with U of T administrators, the Dean of Architecture, and the building’s current Building Manager.

Later in April 2010, UTSU executives held a consultation meeting on the potential site relocation with stakeholders – including levy group representatives and UTSU recognized clubs representatives. College council representatives were also invited to participate. The response was overwhelmingly positive for UTSU representatives to continue with discussions on the relocation of the Student Commons project to 230 College Street. Individual meetings were scheduled with levy groups, student groups and experts in sustainability to discuss the newly proposed location throughout the spring and summer of 2010.

**University of Toronto Students' Union Ad Hoc Internal Student Commons Planning Committee
Report on Potential Site Relocation to 230 College Street
November 12, 2010**

In August 2010, the UTSU executive sought a legal opinion on the process UTSU ought to undertake to determine the site relocation. The opinion determined that the Board of Directors had the discretion to decide on establishing the Student Commons at a location other than Site 12. Further, the opinion advised that the Board “undertake a duly diligent analysis of the suitability of 230 College as an alternate location of the Student Commons. It should seek input from the various stakeholder groups [such as levy groups and clubs] through public consultations or other means.”

UTSU has continued to work with its legal counsel to determine the financial proposals from the University of Toronto in relation to the site relocation in order to exercise due diligence and uphold the original intentional use of the Levy.

UTSU, represented by President Adam Awad and Executive Director Angela Regnier acting as chief negotiators on the Student Commons project have met with U of T representatives and legal counsel to determine the logistics and financial details of the plans. While the financial details have yet to be finalised, the University has committed to the same financial commitment as the original project.

UTSU and University representatives have discussed a timeline for confirming the relocation through the University processes.¹ While the University was interested in seeing the reallocation in the first cycle of governance for the 2010/2011, it was willing to maintain its offer and wait for UTSU to undertake further consultation and present to the University its decision in December 2010 so that this decision may be considered by Cycle 3 which begins in January 11, 2011.² UTSU representatives agreed to undertake another consultation and seek direction from the UTSU Board of Directors in order to provide information to the University by December 2010. The University's offer to relocate to 230 College Street is not indefinite.

At the October 28, 2010 meeting of the UTSU Board of Directors, Executive Director Angela Regnier presented an Interim Report on the project and the discussions in relation to the proposed site relocation. The report recommended that a committee of the board be struck and that another stakeholder consultation be conducted in November 2010.

The Ad Hoc Internal Student Commons Planning Committee's duties are:

- To coordinate a stakeholder consultation meeting in November 2010,
- To consult experts in sustainability and accessibility,
- To undertake research and planning on the Student Commons as needed, and
- To advise the Executive Committee on matters related to the Student Commons.

The composition of the Internal Student Commons Planning Committee is:

UTSU President, Adam Awad
UTSU Vice-President Campus Life Corey Scott
UTSU Vice-President Equity Danielle Sandhu
UTSU Sustainability Commissioner Chanda Pal
Division I Board of Directors Member Carol Rodrigues
Division II Board of Directors Member Megan Lund
Student of Architecture (vacant)
Student of Engineering (vacant)

¹ See University of Toronto Policy on Capital Planning and Capital Projects
<http://www.governingcouncil.utoronto.ca/Assets/Governing+Council+Digital+Assets/Policies/PDF/ppjun282001.pdf>

² See the Governing Council meeting schedule at www.governingcouncil.utoronto.ca

UTSU Executive Director Angela Regnier

Call-outs for the vacant positions have been circulated. The committee will review applications in early December for the vacancies.

Stakeholders Consultation Meeting November 11, 2010

On Thursday, November 11 the Internal Student Commons Planning Committee hosted a consultation for Levy Groups, Clubs, Board of Directors members. Approximately 40 representatives were in attendance. The meeting included an overview of the process presented by Executive Director Angela Regnier, an overview of the characteristics of Site 12 and 230 College Street presented by President Adam Awad, and a discussion facilitated by Board of Directors Representatives and Committee members Megan Lund and Carol Rodrigues.

The discussion centred around two main issues: that the 230 College Street location was rationally the more favourable option over Site 12; and, the process for consultation and decision-making.

On the matter of the location, the following items were raised:

- 230 College street was preferred potentially less expensive, faster, and had more space
- Site 12 does not really seem to be an option because it is indefinite
- The need for student space is dire and it would be unfortunate to delay the building of a student commons indefinitely
- 230 College Street is such a good offer that it would be foolish to pass down
- Students at Woodsworth were expecting the Student Commons to be on the North end when they voted in the referendum.
- 230 College Street sounds like a great student space and clubs and levy groups really need use of good space.
- Sussex is still club space on the North Side.
- The faster we can get student space the better.
- In a "straw pole" of attendees in the room, preference indicated for 230 College Street was unanimous.

On the process for consultation and decision-making:

- Some attendees desired more time for consultation, such as a plebiscite or more consultation meetings.
- Some attendees were satisfied with the amount of consultation and felt that the decision was not that complex to require more consultation
- Student Commons Planning Committee members agreed to post the powerpoint presentation on the website and be available for presentations in respective constituencies prior to the November 17 Board of Directors meeting.
- Some attendees said that it would be a problem to miss the upcoming University governing council cycle and risk losing the 230 College Street option by delaying the decision.
- Some attendees said that the Board of Directors needed to make a responsible decision and that delaying the decision would hinder the needs of students to have more student space.

Conclusion and Recommendations

The Internal Student Commons Planning Committee has deliberated on proposal to relocate the Student Commons project from Site 12 to 230 College Street and has determined the following:

Site relocation

- Based on the indefinite option for Site 12 construction and the seemingly unanimous agreement on the suitability and financial viability of 230 College Street, 230 College Street is the preferred location option at this time.
- UTSU representatives should continue to negotiate on the financial arrangements with the University and report back to the committee on any

Timing of decision

- The Board of Directors ought to decide on the relocation now, rather than delaying to undertake more consultation because the decision is not complex or controversial.
- The Committee can continue to undertake consultations on further developments related to the Student Commons project.
- Delaying the decision could lose the opportunity for 230 College Street and further hinder access to student space on campus.

Recommendation 1:

That the UTSU accept the University's proposal to relocate the Student Commons to 230 College Street pending acceptable financial arrangements are met.

Recommendation 2:

That Executive Committee representatives President Adam Awad and Executive Director Angela Regnier continue to lead negotiations on behalf of UTSU on financial and operational detailing for the site relocation.

Recommendation 3:

That the Ad Hoc Internal Student Commons Planning Committee continue to undertake public consultations as project planning continues.

**University of Toronto Students' Union Ad Hoc Internal Student Commons Planning Committee
Report on Potential Site Relocation to 230 College Street
November 12, 2010**

Appendix 1 - Student Commons Referendum Question

BACKGROUND

The St. George campus of the University of Toronto is one of the only Canadian university campuses without a large student-centred community facility. Students at the Mississauga (UTM) and Scarborough (UTSC) campuses both enjoy one – but students at St. George do not.

In 2005, the University of Toronto Students' Union (U.T.S.U., formerly the Students' Administrative Council) conducted a plebiscite and found that a majority of students voted in favour of building and financially contributing towards such a facility.

An interim project planning report, approved by the University's Governing Council on June 25, 2007, describes a "Student Commons" facility that would provide the following kinds of space and services:

- | | |
|---|---|
| • 24-hour student space | • used bookstore |
| • commuter space | • large multi-purpose space |
| • prayer space | • offices for student organizations |
| • club offices and space | • food bank |
| • lounge space | • workshop and design space |
| • study space | • bicycle repair space |
| • meeting rooms | • space to sell discounted TTC Metropasses for longer periods of time |
| • healthy, affordable and diverse food options (e.g., Halal, Kosher, vegan) | • space to provide U.T.S.U. services more effectively and efficiently |
| • rehearsal space | |

The Student Commons would be managed, operated, and governed by students – therefore protecting the Student Commons from commercialization, corporatization, and privatization.

U.T.S.U. envisions the Student Commons as a nexus of community, co-operation, and communication.

The Student Commons would be built with a view to achieving Leadership in Energy and Environmental Design (LEED) certification. The Student Commons would be an accessible facility.

The University has conditionally approved construction of the Student Commons on "site 12," located on the west side of Devonshire Place, just south of Bloor Street. It is expected that construction would commence in September, 2008.

U.T.S.U. is seeking the support of its members registered at the St. George campus to demonstrate that we are fully committed to contributing financially towards the construction and operation of the Student Commons.

The proposed student levies being requested would be less than the similar levies being paid by UTM and UTSC students. The University would match student contributions to the Student Commons at a minimum rate of 50%.

PROPOSAL & QUESTION

Be it resolved that:

1. Every member of the University of Toronto Students' Union ("U.T.S.U.")* registered at the St. George campus ("St. George Member") shall contribute financially to a Student Commons facility ("Student Commons") on the express condition that the Student Commons shall be managed, operated, and governed by students through U.T.S.U..
2. For construction costs of the Student Commons:
 - a) beginning in the summer session of 2008, and until the opening of the Student Commons, every St. George Member shall contribute up to \$5.00 per session; and,
 - b) upon opening of the Student Commons, for a period of no more than 25 years, every St. George Member shall contribute up to \$14.25 per session.
3. For operating and capital renewal costs of the Student Commons, upon opening of the Student Commons, every St. George Member shall contribute up to \$6.50 per session.

Financial contributions collected from St. George Members for operating and capital costs of the Student Commons shall be adjusted annually to a maximum of ten percent (10%) in order to address inflationary cost increases.

Are you in favour of the proposal, as appearing above? [] Yes [] No

* NB. "University of Toronto Students' Union" and/or "U.T.S.U." refers to the Students' Administrative Council of the University of Toronto.

Board of Directors Meeting #8 of the University of Toronto Students' Union
Wednesday, November 17, 2010 • St. George Campus

Rolli Adenmosun (Vice-President Internal & Services)
 Adam Awad (President)
 Daniel Bertrand (Faculty of Law)
 Mahwash Bhimjee (University College)
 Robert Chu (Woodsworth College)
 Robert Cizek (University of Toronto at Mississauga)
 Carly Degenstein (Victoria College)
 Ana Deonarinesingh (Faculty of Arts & Science at-Large)
 Maria Galvez (Vice-President University Affairs)
 Justin Gordon-Deacon (University College)
 Paul Humphrey (Faculty of Arts & Science at-Large)
 Susan Hwang (Woodsworth College)
 Thuwanika Kandasamy (New College)
 Sheema Khan (Faculty of Engineering)
 Johanna Lewis (Victoria College)
 Rishi Maharaj (Faculty of Engineering)
 Jasmine McEachern (Faculty of Nursing)
 Michelle Oliphant (Faculty of Music)
 Damir Pavelic (Professional Faculty at-Large)
 Thomas Pinnington (Trinity College)
 Sal Rawdat (St. Michael's College)
 Carol Rodrigues (Woodsworth College)
 Muriam Salman (St. Michael's College)
 Jessica Trevisan (St. Michael's College)
 Jonathan Valelly (Innis College)
 Zexi Wang (Vice-President External)

Gavin Nowlan (ASSU President)
Angela Regnier (Executive Director)
Corey Scott (Vice-President Campus Life)

- MOTION Moved: Awad Seconded: Adenmosun

VOTE

CARRIED

- 59054

Minutes

Board of Directors Meeting #7 of the University of Toronto Students' Union
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MOTION

Moved: Adenmosun

Seconded: Awad

Be it resolved that the U.T.S.U. Board of Directors approve the Executive Reports as presented at the November 17, 2010 Board of Directors' meeting.

DISCUSSION

Awad states that there was a letter sent to Access Copyright Canada opposing the tariff that would ultimately add more fees for students. He states that many other schools, along with the Canadian Federation of Students have sent letters of opposition of the tariff.

Scott states that there was a clubs town hall where great discussion was generated and there will be a report put together with new recommendations to Office of Space Management. There have been many planning meetings on Clubs Week, which is taking place a week after Winterfest along with a Unity Ball. He states that the next Commuter Brunch will take place at UTM. He further states that there will be another U.T.S.U. Clubs Training next Monday.

Wang states that Education is a Right campaign is coming along and that over 3000 petitions have been collected. She further states that the petitions will be delivered at the National General Meeting. She further states that there is a campaign on making this campus that bottled water free. Wang states that the Union has also seen a degree of success with respect to Enviro-Pure drinking machines removed from campus.

Lewis asks how the Tar Sand Forum went.

Awad states that there was a meeting with Marketing, Environment and Social Responsibility, and Communications group from the Royal Bank of Canada to discuss this matter. He further states that this issue will be address in a town hall where the date has not been determined.

Galvez states that there was a meeting with UTEAU for the Academic Plan of the University, where over 100 people opposed the Academic Plan in place. She further states that there are many decisions that are made by the University that is made without the consultation of the students – for example, the Faculty of PhysEd is changing its name but without the consultation of its members first.

Bertrand states that there should be a Committee to oversee the Governing Council.

Wang states that a few ideas were generated from the Professional Faculty town hall meeting – a Governing Council monitoring body and potentially general assembly. She states that it is important to work with various allies and groups on campus for the ideas to be thoroughly discussed.

Bertrand asks if it would be a branch from the Commission or Committees.

Wang states that it would be a project from the Commission.

VOTE

In Favour:

Abstentions:

Opposed:

CARRIED

4. APPROVAL OF MINUTES (pp. 24-74)

MOTION

Moved: Adenmosun

Seconded: Awad

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Board of Directors Meeting #7 of the University of Toronto Students' Union
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Be it resolved that the November 17, 2010 minutes package including the following documents be approved by the U.T.S.U. Board of Directors:

- a. Board of Directors, October 28 (pp.24-30)
- b. Executive Committee, November 5 (pp.31-33)
- c. Clubs Committee, October 19 and 21 (pp.34-54)
- d. Student Commons Planning Committee, November (pp.55-60)
- e. Social Justice and Equity Commission, November 10 (pp.61-67)
- f. *Joint Community Action and Students & Academic Rights Commission, November 12 (pp.68-74)*

VOTE

In Favour:

Abstentions:

Opposed:

CARRIED

7. APPROVAL OF THE STUDENT COMMONS PLANNING REPORT (pp.75-80)

MOTION

Moved: Adenmosun

Seconded: Awad

Be it resolved that Student Commons Planning Report be approved as presented.

DISCUSSION

Regnier presents the Student Commons planning report.

Trevisan asks how much will the students be paying towards Student Commons.

Awad states that students will be paying up to \$20 million and that the University will be paying the other \$10 million.

Pinnington asks how much has been raised so far.

Awad states one million dollars.

Salman asks if the proposed location at 230 College Street is adopted, who will get Site 12.

Awad states that currently the Administration has not assigned the location to anyone.

VOTE

In Favour:

Abstentions:

Opposed:

CARRIED

8. STUDENT COMMONS

MOTION

Moved: Adenmosun

Seconded: Awad

Whereas the Ad Hoc Internal Student Commons Planning Committee has submitted a report making recommendations on the Site relocation; and

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Whereas UTSU representatives continue to negotiate the details of the financial arrangements with the University; and

Whereas the University has requested confirmation on the site relocation for the Governing Cycle beginning January 11, 2011;

Be it resolved that the UTSU accept the University's proposal to relocate the Student Commons to 230 College Street pending acceptable financial arrangements are reached;

Be it further resolved that Executive Committee representatives President Adam Awad and Executive Director Angela Regnier continue to lead negotiations on behalf of UTSU on financial and operational detailing for the site relocation;

Be it further resolved that the Ad Hoc Internal Student Commons Planning Committee continue to undertake public consultations as project planning continues.

VOTE

In Favour:

Abstentions:

Opposed:

CARRIED

9. OTHER BUSINESS

MOTION

Moved: Cizek

Seconded: Wang

Be it resolved that the October 22, 2010 and October 25, 2010 Clubs Committee meeting minutes be approved as presented.

DISCUSSION

Vallely asks about short term funding and long term funding, and whether it is from the same pool of funding.

Scott states that there is no formal policy, but that one will be established.

Rodrigues what is left in clubs funding.

Scott states somewhere between \$40,000 and \$60,000.

Maharaj asks how many members sit on the Clubs Committee.

Scott states that there are nine members who sit on the Clubs Committee.

Maharaj asks what is quorum.

Scott replies four.

VOTE

In Favour:

Abstentions:

Opposed:

CARRIED

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12. ADJOURNMENT

MOTION TO ADJOURN

Moved: Salman

Seconded: Trevisan

VOTE

In Favour:

Abstentions:

Opposed:

CARRIED

This meeting is adjourned at 7:30pm.