



University Endowment Lands

5495 Chancellor Boulevard, Vancouver BC V6T 1E2

(Hours of Operation – Monday to Friday, except Statutory Holidays, from 8:30 am to 4:30 pm)

Frequently Asked Questions - INFORMATION FOR REALTORS

The University Endowment Lands are located between the City of Vancouver and the University of British Columbia (UBC). The University Endowment Lands (UEL) is an unincorporated community of nearly 4,000 people governed by the Province of British Columbia under the jurisdiction of the Ministry of Community, Sport and Cultural Development. **As we are not part of the City of Vancouver or UBC;** we are governed by different bylaws.

The UEL includes four distinct areas: Area A, Area B, Area C and Area D. Areas A, B and C are single family residential areas with a total population of approximately 1,300. Area D is the commercial centre, including the Village Marketplace, and contains multi-family residential units. The population of Area D is approximately 2,700 people.

Realtors should familiarize themselves with the UEL's *Land Use, Building and Community Administration Bylaw* prior to speaking with a UEL planning technician. http://www.universityendowmentlands.gov.bc.ca/library/Land_Use_and_Building_Bylaw.pdf

1. **Web Site**

Information pertaining to garbage schedules, community planning, parking, business licences, dog licences, water restrictions and other helpful information is available through the UEL website at www.universityendowmentlands.gov.bc.ca.

2. **Property Taxes**

As we are a Provincial Government organization, property tax bills for UEL residents are issued by the Surveyor of Taxes in Victoria. Property tax bills are issued annually in late May and must be paid by the due date (approximately July 2nd) to Victoria. Payments can be made through the resident's bank or by cheque payable to the "Surveyor of Taxes" (Please see the reverse of the tax notice for directions). **For questions regarding property taxes in the UEL contact the Surveyor of Taxes at the Ministry of Finance. Call 1-888-355-2700 - allow the automated directory to offer Option 1, then choose Option 1 for Rural Property Tax.**

3. **Water Billing**

All properties in the UEL are billed for water three times per year – at the end of May, September and December. At this time our office can only process cheques or cash payment. Payments can be mailed to or dropped off at the UEL Administration office. Please make cheques payable to "The University Endowment Lands".

Water usage in the UEL is metered and billing is based on personal use (a \$25 minimum fee applies). As we are not part of the City of Vancouver water billing is **NOT** included on the property tax bill. **It is important that any outstanding water bills are accounted for during negotiations for the sale of a property.** Residents of multi-family dwellings (condos) should contact their property manager to confirm that water usage is included in their monthly condo fees.

4. **UBC Service Levy**

The UBC service levy **does not apply** to properties within the jurisdiction of the UEL. Be sure to check the jurisdiction of the property in question.

5. **Development Permits**

Many developments in the UEL require a Development Permit **before** a Building Permit application can be made. In general, a Development Permit is required to do the following: erect or alter a dwelling or accessory building outside the "allowable building envelope" within the Single Family Dwelling District; erect, demolish, alter or replace buildings in any other zones; develop a Conditional Approval use; or to undertake certain other developments listed in Section 10 of the Land Use, Building and Community Administration Bylaw. To discuss a development permit application, please make an appointment with the UEL planning technician (604-660-1808) and, if necessary, bring a translator to your appointment. For more information regarding Development Permits in the UEL, please go to "A Guide to Development Permits". (http://www.universityendowmentlands.gov.bc.ca/library/Development_Permit_Application.pdf) on our website.

6. **Building Permits**

Building Permits and the associated fees are required before: constructing, repairing or altering a building or structure; installing, repairing or altering any plumbing and similar works; demolishing a building; or moving a building to any property. (Plumbing permits are required for any plumbing repairs or alterations.) To discuss a building permit application please make an appointment with the UEL planning technician (604-660-1808) and, if necessary, bring a translator to your appointment. For more information regarding building permits application requirements in the UEL, please go to "Building Permit Application Requirements" on our website. (http://www.universityendowmentlands.gov.bc.ca/library/00_COMPLETE_PDF_APP_PKG_04-19-16.pdf)

7. **Zoning – Single Family**

There are 2 Single Family Zoning categories in the UEL: SF-1 and SF-2. SF-1 includes the existing buildings on a site and SF-2 applies where an owner wishes to erect or alter the building beyond the existing "allowable building envelope" as defined in Section 51 (1) of the Zoning Bylaw. The majority of new houses and additions require a Development Permit (DP). A DP is also required when applying for a Conditional Approval use or to undertake certain other developments listed in Section 10 of the Land Use, Building and Community Administration Bylaw.

8. **Library Cards**

UEL residents may apply for a Vancouver Public Library (VPL) card. Bring two acceptable pieces of identification as proof of residence, one of which should be current valid identification issued by the Province of British Columbia (driver's licence, BC Services Card, BCID etc.). For more information contact the VPL at (604-331-3603). People unaffiliated with UBC who wish to borrow books or use fee-based Library services may be eligible for a UBC Library card. Call the UBC library (604-822-6375) for further details.

9. **Address Changes**

As per UEL policy, requests for address changes are considered only in cases where, as part of a development application, the UEL has approved relocation of the property entrance from one street to another. In these cases only, a homeowner may apply to the Manager of the UEL to change their property's address.

10. **Information for New Residents**

For a further introduction to information pertaining to the UEL, please refer to our "Frequently Asked Questions – Information for New Residents".

UBC and University Endowment Lands (UEL) LIST OF STREETS AND ROADS

Street / Road and Jurisdiction	
Acadia Road	UEL
Acadia Park Lane	UBC
Adelaide Road	UEL
Agricultural Road	UBC
Agronomy Road (Except 5725)	UBC
Agronomy Road (5725 Only)	UEL
Allison Road	UEL
Applied Science Lane	UBC
Berton Avenue	UBC
Binning Road	UBC
Bio Science Road	UBC
Birney Road	UBC
Cecil Green Park Road	UBC
Campus Road	UEL
Chancellor Boulevard – All Numbers (4700 to 5749 Only)	UEL
Chancellor Boulevard – Odd Numbers (5907 to 6087 Only)	UEL
Chancellor Boulevard (6088 +)	UBC
College Highroad	UEL
Chancellor Mews	UBC
Crescent Road	UBC
Dalhousie Road	UEL
Eagles Drive	UBC
East Mall	UBC
Education Road	UBC
Engineering Lane	UBC
Fairview Avenue	UBC
Fairview Place	UBC
Gray Avenue	UBC
Hampton Place	UBC
Hawthorn Lane	UBC
Health Science Mall	UBC
Hospital Lane	UBC
Imperial Road	UBC
Iona Drive	UBC
Keremeos Court	UBC
Kings Road	UEL
Kingston Road	UEL
Knox Road	UEL
Larkin Drive	UBC
Logan Lane	UBC
Lower Mall	UBC
McMaster Road	UEL

Street / Road and Jurisdiction	
Main Mall	UBC
Main Mall Greenway	UBC
Marine Drive, NW – Even Numbers (5500 – 6600 Only)	UEL
Marine Drive, NW (6100 +)	UBC
Marine Drive, SW	UBC
Melfa Court	UBC
Memorial Road	UBC
Military Road	UBC
Newton Crescent	UEL
Newton Wynd	UEL
Nurseries Road	UBC
Osoyoos Crescent	UBC
Oyama Court	UBC
Pearkes Lane	UBC
President's Row	UBC
Queensland Road	UEL
Revelstoke Court	UBC
Salmo Court	UBC
South Campus Road	UBC
Stadium Road	UBC
Stores Road	UBC
Student Union Boulevard	UBC
Tasmania Crescent	UEL
Tennis Crescent	UBC
Thames Court	UBC
Theology Mall	UBC
Thunderbird Boulevard	UBC
Thunderbird Crescent	UBC
Toronto Road	UEL
University Boulevard (5185 – 5885 Only)	UEL
University Boulevard (5886 +)	UBC
Walter Gage Road	UBC
Wesbrook Crescent	UEL
Western Crescent	UEL
Wesbrook Mall (Even Numbers Only to 2280)	UEL
Wesbrook Mall (All Odd Numbers & Even Numbers Over 2280)	UBC
West Mall	UBC
Western Parkway (1630 to 2388 Only)	UEL
Wycliffe Road	UEL
Yalta Place	UBC
West 6th Avenue (4700 Block Only)	UEL
West 7th Avenue (4700 Block Only)	UEL

(The above is provided for general information only. For further information, please contact the appropriate jurisdiction: UBC 604-822-2211, UEL 604-660-1808.)