



# 2024 SUMMER Newsletter

## Territorial Acknowledgment

The University Endowment Lands (UEL) is situated on the traditional territory of the Coast Salish peoples, including the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam), Skw̓x̓wú7mesh (Squamish), and səilwətał (Tsleil-Waututh) Nations. The UEL is grateful for the opportunity to continue providing services to its residents on this shared territory.

## Housing Legislation Updates

The Minister of Municipal Affairs directed the UEL Administration to align its bylaws with new housing legislation announced in December 2023 through Bills 44 and 47.

This legislation includes:

- replacing single-family zones with zones that allow for up to 4 or 6 dwellings units, depending on proximity to frequent transit;
- identification of Transit Oriented Areas (TOAs) - in the UEL's case the UBC bus exchange; and,
- expansion of development financing tools.

The UEL has prepared the necessary bylaws for review by the Minister to comply with both zoning and TOA changes. The bylaws are expected to be approved by the Minister by the end of summer 2024. The UEL is also exploring options to expand development finance tools including Development Cost Charges (DCCs) and Amenity Cost Charges (ACCs).

The UEL will be taking on the following planning tasks, as required by legislation:

- Interim Housing Needs Report to identify future housing needs, which will be completed by January 01, 2025
- Official Community Plan (OCP) update by December 31, 2025

As updates to the OCP will include community engagement, please monitor the UEL's website for future announcements.

## Energy Efficiency Rebates

New incentives are available for retrofits and new buildings at <https://www.betterhomesbc.ca>. Better Homes makes it fun and easy! A one-stop application for Better Homes, BC Hydro, and FortisBC. Use the easy search tool to find incentives tailored to your project and support the reduction of energy use and greenhouse gas emissions. Better Homes is funded by the Province of BC and the Government of Canada.

## Emergency Preparedness

*Metro Vancouver's Electoral Area A Emergency Plan* provides the framework for the UEL's emergency response.

Residents can prepare for emergencies by signing up for free emergency alerts from Metro Vancouver through Alertable (<https://alertable.ca/signup/index.html?site=BC19>). Alertable is a mass public alert system to help you and your family stay informed and safe during an emergency.

Residents can also participate in emergency drills at home by using useful guides from Emergency Management BC and Shakeout BC. For more information and useful links, please visit the Emergency Preparedness page on our website.

### Tri-Annual Water Billing Reminder

Billing Period	Bill Issued	Due Date
Jan to May	June	Jun 30 <sup>th</sup>
Jun to Sep	October	Oct 31 <sup>st</sup>
Oct to Dec	January	Jan 31 <sup>st</sup>

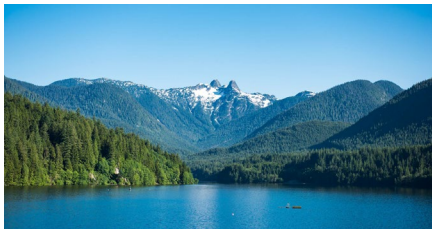
Any payment received after the due date indicated on the water bill is subject to a late payment charge.

Properties with accounts that are overdue two billing periods may be subject to suspension of municipal services.

### Annual Backflow Test Reminder

Residents are reminded to test all backflow prevention devices on their property and submit the test reports to the UEL Administration Office as soon as possible. Compliance with this requirement ensures that our drinking water continues to remain safe and protected.

### Metro Vancouver Water Conservation



Capilano Reservoir

Please be advised that Metro Vancouver Stage 1 watering restrictions are in effect as of May 01, 2024. Restrictions may change with drought conditions, as the summer season progresses. You can keep updated by visiting our website, or Metro Vancouver's at:

<https://metrovancover.org/services/water/lawn-watering-regulations>

### Parking: Multi-family Permits

In accordance with the parking requirements of the *Land Use, Building and Community Administration Bylaw*, only residents residing in multi-family (Area D Neighbourhood) residences constructed prior to 1970 are eligible for a multi-family parking permit.

Multi-family parking permits must be renewed annually and expire on September 30<sup>th</sup> of each year. Please visit the Street Parking page on our website to confirm permitting requirements.

### Parking: Single-family Guest Hangers & Multi-family Visitor's Permits

Single-family guest parking hangers are meant for temporary parking on an occasional basis only. Use for

permanent parking is not permitted and may result in the vehicle being towed.

Multi-family visitor's parking permits are issued at the discretion of the UEL to out-of-town visitors of tenants of eligible properties for a maximum of 7 days.

### Property Taxes

The UEL does not assess or collect property taxes on behalf of its residents. Instead, property taxes are administrated by the Rural Property Tax Branch (RPTB) via the Surveyor of Taxes. Property tax notices are typically mailed May 31<sup>st</sup> and taxes are due July 2<sup>nd</sup> of each year.

If you have not received your notice, or to confirm payment options, please contact the RPTB at 1 (888) 355-2700. More tax-related information is available on the Property Taxes page on our website.

### Hedge Trimming & Yard Maintenance

Property owners are responsible for maintaining their hedges and trees at least 30 cm away from the sidewalk or lane to keep the area accessible and free of obstructions. Lawns, yards, and boulevards must be maintained so that they are neat and tidy, with grass no longer than 10 cm. Properties should be maintained to avoid municipal service disruption and possible fines.

### Public Works

The UEL's Public Works Department often works in the background, responsible for many amenities residents use and experience daily, such as running water, paved streets and sidewalks, garbage and green waste collection, landscaping and greenery, and snow and ice removal from roads. Our team of 9 full-time staff is dedicated to providing the highest quality of services to the community. Please join us in expressing gratitude for the essential role public works employees play within the community.

### Human-Wildlife Conflict

Residents that observe or encounter potentially dangerous wildlife in an urban area may report incidents to the BC Conservation Officer Service at 1 (877) 952-7277.

### Invasive Species: Emerald Ash Borer

This is a highly destructive invasive beetle that attacks and kills certain species of ash tree. The UEL is within the regulated area for this pest, residents can report signs of infestation to the Canadian Food Inspection Agency. For more information, please visit our website.