



UNIVERSITY ENDOWMENT LANDS

Updated April 2026

Transit Oriented Areas (TOA)
Frequently Asked Questions

TOA Area and Zoning Details

How do I find out if a property is in the TOA?

The University Endowment Lands (UEL) has one designated Transit-Oriented Area at the UBC Bus Exchange, established by [Ministerial Order No. M292](#) on August 21, 2024. To check if a property falls within this TOA, refer to the map in the Ministerial Order or see the [UEL TOA Map](#) or [TOA Map with Lot IDs](#).

Does this mean all properties in TOAs have been rezoned (pre-zoned for TOA)?

No, properties within the TOA have not been through a Change of Land Use District (rezoning) process. Landowners need to submit a UEL Change of Land Use application to rezone their property if they would like to increase height and/or density to align with TOA.

What are the heights and densities permitted in the TOA?

- Tier 1 – within 200m = Up to 12 storeys & up to 4.0 Floor Space Ratio (FSR)
- Tier 2 – within 400m = Up to 8 storeys & up to 3.0 FSR

What are the residential parking requirements within the TOA?

Per the Bill 47 legislation, the UEL cannot set residential off-street parking minimums in TOAs, except for off-street parking and loading spaces for use by people with disabilities. Applicants can still choose to provide parking on site.

What parking is required in TOA?

All existing requirements for off-street parking or space provisions for accessible vehicle parking, bicycle/micro-mobility parking, loading/unloading, service vehicle access, and deliveries for residential and residential mixed-use developments will still apply.

How can I find out what can be built on a property within a TOA?

Review the UEL [Interim TOA Rezoning Policy](#) to identify a property's TOA Tier. If the boundary of a TOA crosses a parcel of land, the parcel is deemed wholly within the TOA. If a parcel crosses two Tiers, the highest allowable height and density applies. The policy also outlines housing, commercial, and other requirements. For questions, contact the UEL Planning team at planUEL@gov.bc.ca.

Can land outside of a TOA be assembled with land inside a TOA?

For land assemblies that include any parcels (properties) that are outside the TOA Tiers, these will be considered on a case-by-case basis. Consolidating parcels is a type of subdivision process in B.C. under the [Land Title Act](#) administered by the Ministry of Transportation and Transit (MOTT).

Rezoning and Development Process

Will a Change of Land Use District (rezoning) application be required in the TOA?

Yes, all TOA development proposals are subject to a Change of Land Use District (rezoning) application. These applications should include proposed community benefits, infrastructure requirements, public realm

contributions, and provide a component of affordable housing per the UEL Official Community Plan. The Minister of Housing and Municipal Affairs is the decision-maker on rezonings in the UEL.

The UEL's Land Use Bylaw only identifies the TOA boundary and tiers, are there policies or guidance for development within the TOA?

Yes, the TOA has been designated through the UEL [Land Use, Building and Community Administration Bylaw \(LUB\)](#) and there are policies in place to guide TOA development. The UEL Official Community Plan (OCP) Bylaw update has been adopted by the Minister and all proposals must speak directly to applicable policy in the [2025 OCP](#).

Additionally, the UEL has released an [Interim TOA Rezoning Policy](#). All rezoning applications must address planning considerations (e.g. rationale, impacts, benefits) outlined in Schedule 11 of the UEL [LUB](#), and demonstrate alignment with the UEL's current [Housing Needs Assessment](#) (2022), including the [Interim Housing Needs Report \(2024\)](#).

Applicants should also review the [Provincial Policy Manual: Transit-Oriented Areas](#), for relevant guidance. Proposals will be referred to external agencies (e.g. Vancouver Fire Rescue Services) for comment.

Please refer to the [Development Applications Checklist](#) and the [Development Applications Guide](#) for submission and process requirements. All application fees are outlined in the [UEL Fees Bylaw](#). Once a rezoning is approved by the Minister of Housing and Municipal Affairs, a Development Permit (DP) application is required, followed by a Building Permit (BP) application prior to construction.

What other information should I be aware of when considering development in the TOA?

For awareness of common community concerns and interests, please review our OCP What We Heard reports [round 1](#) and [round 2](#).

The UEL is in the process of developing further planning guidance to support future TOA development, including design guidelines.

As an interim measure while the UEL develops a TOA design document, proposals should address the [Block F design guidelines](#) where feasible, particularly design principles. These principles were informed through community consultation and will help inform the TOA design document currently under development.

Can the UEL review my preliminary plans for a TOA development?

The UEL offers formal pre-application meetings for rezonings at 25% of the full application fee. If a rezoning application follows, this amount is deducted from the total fee. See the [UEL Fees Bylaw](#) for details. To request a meeting, contact planUEL@gov.bc.ca.

How do I pay for the pre-application rezoning meeting?

Prior to paying for a pre-application (preliminary) rezoning meeting, any outstanding invoices on the subject property(s) must be paid out, for example outstanding water bills. Please contact the UEL Administration office to verify if there are outstanding invoices on the subject property/properties.

The pre-application fee is calculated by applicants (based on a metric survey plan of the subject land parcels) and then sent to the UEL for verification prior to payment. The pre-application fee must be paid by cheque

(either in person, by post or courier) prior to the meeting being scheduled. The cheque may be dropped off at the UEL Administration Building during normal operating hours, Monday to Friday 8:30-16:30 (excluding 12-1pm unless prior arrangements made).

What is discussed at a pre-application meeting?

Typically, this would include discussion on the rezoning process, and relevant policies, bylaws and regulations that must be addressed. Attending a pre-application meeting also helps identify specific requirements for the project early on. Once an application is submitted, UEL staff will review it for completeness against the rezoning checklist. Incomplete applications will require resubmission.

What is a typical timeline for rezonings?

Rezoning applications have typically taken 1-2 years, dependent on the quality and comprehensiveness of the applicant's submission, the nature of community feedback, and staff workloads. Applications are reviewed on a first come, first served basis.

Is there any pre-application engagement requirement?

No, but we highly recommend applicants engage with the community prior to submitting their proposal. Other rezoning projects in the UEL have hosted their own open house events and collected feedback, refining their applications on the feedback received.

Does Bill 47 require approval for all new developments that meet the height and/or density criteria?

While the UEL cannot reject an application in a TOA based on height and/or density alone, the Minister can still reject a rezoning application based on other land use and development planning policies.

How can the public comment on a rezoning application?

Written feedback can be submitted to the UEL Administration and will be included in the materials reviewed by the Minister prior to a rezoning decision. The Minister can also ask for a public meeting if warranted.

What is the Advisory Design Panel and when do they meet?

The Advisory Design Panel (ADP) provides advice and recommendations to the UEL Manager on applications referred to it under the [Land Use, Building and Community Administration Bylaw \(LUB\)](#), and on other land use and bylaw matters that might benefit from its input. Meetings are typically held the 2nd Tuesday of each month. Further information regarding the UEL Advisory Design Panel can be found in [our OCP](#) and on our [website](#).

What is the Community Advisory Council and when do they meet?

The Community Advisory Council (CAC) is an advisory body that provides advice to the Manager on local matters of importance to the community. Information regarding the UEL Community Advisory Council can be found in [our OCP](#) and on our [website](#). Meetings are typically held the 3rd Monday of each month.

Policies, Fees and Site Considerations**Is my lot affected by restrictive covenants?**

Many single-family lots within the UEL have registered covenants on land title. While some of the covenants have expired or can be removed by the owner of a lot, existing covenants may restrict future development. The UEL has released a bulletin ([Redeveloping Single-Family Lots in the UEL](#)) focusing on this issue. It is important to consult a legal advisor to understand all the various types of restrictions and limitations before

considering the development of your property.

Is there a general expectation for off-site civil upgrades, or is that determined during the rezoning process by engineering?

The scope and extent of civil upgrades will be determined during the rezoning process, defined in approval conditions, and finalized through the Development Permit, depending on the scale and scope of the proposal. All developments are subject to the [Works and Services Bylaw](#), and the Master Municipal Construction Documents (MMCD) standards.

What fees apply to TOA developments?

The UEL collects Development Cost Charges (DCCs) on behalf of TransLink and Metro Vancouver, which are generally applied at the building permit stage. While the UEL currently does not have a Development Cost Charge (DCC) or an Amenity Contribution Charge (ACC), proposals are expected to provide community benefits, including but not limited to on- or off-site infrastructure upgrade and public realm upgrades. Guidance is available through the UEL [Public Realm Framework](#). Also note that the UEL may charge DCCs and ACCs in the future.

Is there a minimum lot or unit size for TOA?

Projects within the TOAs will be reviewed on a case-by-case basis. It is highly recommended to request a pre-application meeting to review site eligibility, TOA Tier classification, development potential, design and servicing considerations, and alignment with community goals. Please review the UEL [Interim TOA Rezoning Policy](#) for recommended minimum dwelling unit sizes.

Is Small-scale, Multi-unit Housing (SSMUH) allowed in the TOA? Can I build an accessory dwelling unit on my TOA property?

Yes, property owners can still pursue SSMUH under the existing R-4/R-6 District which, depending on location, allows either up to 4 units per lot or up to 6 units per lot. Current zoning allows for accessory dwelling units (ADUs); refer to the UEL [LUB](#).

Are there any heritage considerations in the UEL?

The UEL does not have a Heritage bylaw. There are no designated or listed heritage sites.

FSR and height

What FSR exemptions can I apply?

Please review existing comprehensive district zones in the UEL LUB for examples of FSR exemptions. Applicants are responsible for completing a full and independently derived FSR calculation and providing it in support of their application.

FSR exemptions that have been considered in the past include: electrical rooms, recycling facilities, garbage holding areas at or below grade. See CD-2, s. 35.4 (3).

Other FSR percentage exemptions that have been considered: balconies, residential amenity, and adaptable units. When proposing an FSR exclusion, site any precedence in the LUB (particularly the CD zones), or provide rationale with applicable examples elsewhere.

If the top floor is entirely amenity and/or mechanical space, does it count towards building height?

Amenity floors count towards building height. Top floor mechanical may be exempt but with limitations on size, and provided it becomes a decorative roof with design integrity. (See CD-2, s. 35.6 (1)).

How is retail FSR considered?

Retail is to be included in calculating overall FSR in the UEL, subject to any exemptions.

Is internal residential storage exempt from FSR, and is there any plan to align with the City of Vancouver's new 5% flat storage in board room exclusion?

Exemptions for storage have been considered in the past, up to a maximum exclusion of 3.7 m² per unit. (See CD-5, s. 39.6 (3) (c)).

Are elevator over runs included in building height?

With limitations on size, elevator over runs may be exempt. (See CD-5, s. 39.6).

Affordability

Is there a requirement for affordable housing in the TOA?

The UEL [OCP s. 4.2.8](#), [Interim TOA Rezoning Policy](#), and Schedule 19 (Rental Protection) of the [Land Use, Building and Community Administration Bylaw \(LUB\)](#), define expectations regarding affordable rental housing inclusive of 30% of total residential floor area for affordable housing. This includes two components: a minimum 20% of floor area for low-income housing and a minimum 10% of floor area for moderate-income housing.

What is considered 'low' and 'moderate' income housing?

The UEL aims to ensure rental rates remain proportionate to income for both low- and moderate-income households. The [LUB](#) defines Affordable Rental Rate as the lower of:

- 30% of a household's before-tax income spent on housing, or
- The rate that BC Housing defines as "affordable," and is within the means of a moderate-income working household having a Household Annual Income within the income limit ranges published annually, by BC Housing, as Housing Income Limits (HILs).

As required by the OCP s. 4.2.8 and LUB, recent multifamily residential rezonings in the UEL have provided 30% affordable housing, with 20% at Affordable Rental Rate (low) and 10% at Affordable Rental Rate (Moderate) defined as:

- "Affordable Rental Rate (Low)" means seventy (70%) percent of the CMHC Benchmark Rental Rate for the applicable type of Dwelling Unit established in the immediately preceding calendar year.
- "Affordable Rental Rate (Moderate)" means eighty-five (85%) percent of the CMHC Benchmark Rental Rate for the applicable type of Dwelling Unit established in the immediately preceding calendar year.
- The "CMHC Benchmark Rental Rate" means the average monthly rental rate for the equivalent Dwelling Unit type currently published annually by Canada Mortgage and Housing Corporation as part of the "Rental Market Statistics Summary by Zone" setting out the average monthly rental rates for studio, one bedroom, two bedroom and three bedroom Dwelling Units within the University Endowment Lands or, if that information is not then published separately, within that portion of the Vancouver Area which includes the University Endowment Lands.

An affordable rental rate structure, aligning with the means of low and moderate income households, will be secured through a housing agreement registered on title. This approach provides a framework for establishing eligibility criteria, defining affordability thresholds, and supports feasibility modelling throughout the development process.

Provincial Government Resources:

- [Local government housing initiatives](#)
- [Transit oriented development areas](#)
- [Frequently Asked Questions for Bill 47](#)
- Check here for UEL updates and information on provincial TOA legislation

UEL Resources:

- [UEL OCP Update \(2025\) Q&A](#)

