



University Endowment Lands

5495 Chancellor Boulevard, Vancouver BC V6T 1E2

Hours of Operation – Monday to Friday, except Statutory Holidays

8:30 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m.

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 Housing and Municipal Affairs. 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 mostly single-family residential areas with a total population of approximately 1,300. Area D is the commercial centre, including the Village Marketplace and Ielərn, and contains shops, services, and multi-family residential units. The population of Area D is approximately 2,700 people.

1. **Website**

Information pertaining to garbage schedules, community planning, building and development permits, parking, business licences, dog licences, and other helpful information is available through the UEL website at:

www.universityendowmentlands.gov.bc.ca.

2. **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 cheque, debit card, VISA or MasterCard payments. Cheque payments can be mailed to or dropped off at the UEL Administration Office. Please make cheques payable to “University Endowment Lands” or “UEL”. For your convenience, VISA or MasterCard payments can also be made over the phone by calling (604) 660-1808. Debit payments can be made in-person only.

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. **During the sale of a property, the water utility account will need**

to be transferred to the new owner, and all outstanding water bills must be accounted for. A special water reading must be requested by the seller's representative for their final water billing.

3. *Property Taxes*

As the UEL is an unincorporated community administrated directly by the Provincial government, property taxes are levied by the Surveyor of Taxes through the Rural Property Tax Branch. Property tax bills are issued annually in June. 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). Interac e-Transfers and credit cards are not accepted. **For questions regarding [property taxes in the UEL](#), contact the Surveyor of Taxes at the Ministry of Finance at 1-888-355-2700, or visit the Rural Property Tax Branch website:**

<https://www2.gov.bc.ca/gov/content/taxes/property-taxes/annual-property-tax/rural-area>

4. *Additional Taxes and Levies*

The UEL is a separate jurisdiction from the City of Vancouver and UBC. The Vancouver Empty Homes tax and UBC service levy do not apply to properties under the jurisdiction of the UEL. Please ensure that you check the jurisdiction of the property in question.

An annual Provincial Speculation and Vacancy Tax declaration is required. For more information on the Speculation and Vacancy Tax, call 1-833-554-2323 or see the Speculation and Vacancy Tax Branch website for more information:

<https://www2.gov.bc.ca/gov/content/taxes/speculation-vacancy-tax>

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: erect or alter a dwelling or accessory building outside the "allowable building envelope" within the R-4/R-6 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 7 of the UEL *Land Use, Building and Community Administration Bylaw*. A Guide to Development Permits within the UEL is available on the UEL website or at the UEL Administration Office. To discuss a development permit application, please make an appointment with the UEL planning technician at (604) 660-1808 or by email at uel@gov.bc.ca and, if necessary, bring a translator to your appointment.

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.) Building permit application requirements are available on the UEL website or at the UEL Administration Office. To discuss a building permit application, please make an appointment at (604) 660-1808 or uel@gov.bc.ca and, if necessary, bring a translator to your appointment. For more information regarding building permit application requirements in the UEL, please go to “Building Permit Application Requirements” on our website:

<https://www.universityendowmentlands.gov.bc.ca//businessservices/buildingpermits.htm>

7. Zoning – R-4/R-6 District

The Province of British Columbia has enacted legislation aimed at delivering more homes through Small-Scale, Multi-Unit Housing (SSMUH). The UEL implements SSMUH through the R-4/R-6 District with some properties allowed up to 4 dwelling units on one lot and others allowed up to 6 units on one lot, with greater density allowed near to frequent transit service. Secondary suites and accessory dwelling units (ADUs) are permitted but must be supported by a building permit and be identified on plans as part of a development permit. For more information, please visit the “BC Housing Legislation” page on the UEL website:

<https://www.universityendowmentlands.gov.bc.ca//businessservices/housinglegisupd.htm>

8. Rezoning and Transit-Oriented Development Areas (TOAs)

The UBC Bus Exchange has been identified as a TOA as it relates to UEL land. For more information regarding TOAs and rezoning applications, please read the TOA FAQ:

https://www.universityendowmentlands.gov.bc.ca//Library/OCP/2025-11-18_TOA-FAQ-v0.9.pdf

9. Short-term Rentals

Short-term rentals (STRs) are not an approved use of single-family dwellings, accessory dwellings, or secondary suites in the R-4/R-6 District, which encompasses Area A, B and C. STRs are also not permitted in housing units in the Multi-Family and Commercial District, which encompasses Area D, such as purpose-built rental apartments, condos, and townhomes. Illegal short-term rental accommodations in the UEL could face strict penalties per BC’s short-term rental legislation.

Bed and breakfasts and hotels in Multi-Family and Commercial areas are only permitted as a conditionally approved use, and requires a Development Permit (DP) and consultation with the Advisory Design Panel (ADP). If the DP is approved by the manager, a business licence is required.

10. ***Library Cards***

UEL residents may apply for a Vancouver Public Library (VPL) card at a local branch with valid government-issued ID and proof of residential address. VPL Library Cards issued to UEL residents must be renewed annually. For more information, contact the VPL at (604) 331-3603 or visit the VPL website:

<https://www.vpl.ca/borrowing/identification-to-apply-for-a-vpl-library-card>

People unaffiliated with UBC who wish to use UBC Library services may apply for a UBC Library card for an annual fee. Call the UBC Library at (604) 822-2406 for further details.

11. ***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.

12. ***Information for New Residents***

For further 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 5790 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.)