



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 NEW RESIDENTS

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. **New Resident Information**

If you are a new resident in the UEL, please complete a “New Resident Information Sheet” available at the UEL Administration office. If you own a property in the UEL but do not reside at the property address, please provide the UEL with your mailing address, email address and a contact phone number. If a property is being rented, please have the tenant or property manager provide their name, email address and phone number to the UEL.

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 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 the UEL is not part of the City of Vancouver, water billing is **NOT** included on the property tax bill. Paperless water billing is available; please contact the UEL at uel@gov.bc.ca if you wish to receive your water bill by email.

4. *Garbage Pick-Up*

Each residence in the UEL is issued two totes – one black tote for garbage and one green tote for yard waste. These totes are one size only and are the property of the UEL. Generally, green waste pick-up in Area A is on Tuesday and green waste pick-up in Areas B and C is on Wednesday. Garbage pick-up is every second Thursday. Please refer to the garbage schedule for your area to confirm the dates of pick-up for garbage and green waste and to confirm what can be placed in your green waste bin.

Ensure that your garbage / green waste tote: contains the correct contents; lid is not tied down; is properly positioned for pick-up, with 1 meter of clearance on either side of the bin; is not blocked by a vehicle or other object; is at the curb by 7:30 a.m. on your collection day; and, that the contents are not compressed into the tote (see instructions on your Garbage Pick-Up schedule). The UEL cannot pick up oversized garbage such as appliances, or additional waste outside of the assigned totes; refer to the garbage schedule for disposal instructions.

Garbage schedules are available on the UEL website. Printed copies are available at the Administration Office in the literature case. For more information, please visit the UEL website:

<https://www.universityendowmentlands.gov.bc.ca//residentialservices/garbagecollectionschedules.htm>

5. *Recycling Pick-Up*

Recycling is collected by GFL Environmental on behalf of RecycleBC. Recycling schedules are available on the UEL website or from the literature case at the Administrative Office. For service issues, such as missed recycling pick-ups or damaged or lost recycling bins, call 604-282-7966 or email srrecycle@gflenv.com.

6. *Dog Licences*

Dogs within the UEL, three months and older, must be licensed annually. Dog license fees are payable on January 1st of each year. Dog licences purchased prior to January 31st are

\$40. On February 1st, the fees increase to \$45. The replacement fee for a lost dog tag is \$5.

Dogs must be on leash in the UEL. Animal excrement is not to be left on public or private property, which includes in other people's garbage or green waste bins.

7. *Parking - R-4/R-6 District (Area A and B)*

The UEL has regulations for on-street parking in the R-4/R-6 District (Areas A and B only), Multi-Family and commercial areas. Vehicles in contravention of parking regulations and vehicles without a valid parking permit **may be towed** at the owner's expense. Residents of Area A and Area B are encouraged to park their vehicles on their driveways. If necessary, residents can obtain a permit to park their vehicle in front of their home or across from their home if their side of the road is designated "no parking". An Area A or B parking permit does **NOT** permit parking in other areas of the UEL, including the Multi-Family permit or metered parking. To obtain an Area A or Area B parking permit, residents must provide government-issued photo identification and valid vehicle insurance at the UEL Administration Office to confirm their residency in the UEL. Renters will need to also provide a copy of their tenancy agreement. There is a maximum of 2 renter permits per household, and renter permits are valid for up to one year.

Each household is entitled to 1 guest parking permit. Replacement guest parking permits are subject to a \$35 replacement fee. A guest parking permit must be picked up by the homeowner, or they must authorize another individual, such as a renter, to pick up the permit. Guest permits are assigned to the house and should be left for the new resident if the house is sold.

8. *Parking - Multi-Family*

Residents of Multi-Family apartments built prior to 1970 are eligible for a multi-family parking permit. To apply for a Multi-Family parking permit, you **MUST** provide your government-issued photo ID, signed tenancy agreement, and your valid vehicle insurance and registration where you are listed as an insured driver. Multi-Family parking permits expire annually on September 30th. Applications for a Multi-Family parking permit can be submitted to uel@gov.bc.ca, or applications can be made in-person at the UEL Administration Office. There is a maximum of 3 permits per unit. A Multi-Family parking permit does **NOT** permit parking in other areas of the UEL, including Area A or B parking or metered parking.

For details regarding permit eligibility, please visit our website at <https://www.universityendowmentlands.gov.bc.ca/residentialservices/parkingpermits.htm>

9. *Residential Boulevards*

Homeowners are responsible for the maintenance of the public boulevards adjacent to their front and side property boundaries. This includes the area between the sidewalk and the road. Homeowners must keep the boulevard in tidy condition, including the mowing of grass and collection of leaves. The sidewalk must be kept clear of snow and must not be obstructed by hedges or other overgrowth or impediments. Personal items, such as construction materials or furniture, may not be stored on the boulevard.

10. **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>

As the UEL is a separate jurisdiction from the City of Vancouver and UBC, there is no Empty Homes Tax or UBC Levy applicable to UEL property taxes. However, you are required to submit an annual Provincial Speculation and Vacancy Tax declaration. 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>

11. **Backflow Prevention Assembly Testing**

In accordance with Schedule 10 of the UEL *Land Use, Building and Community Administration Bylaw*, backflow prevention assemblies must be tested annually. They are typically installed on lawn irrigation systems and pool supply lines. Commercial tenants must install backflow prevention assemblies in compliance with Vancouver Coastal Health requirements. A certified tester must complete the required tests and submit a UEL Backflow Prevention Test Report to the UEL Administration Office prior to the end of May each year. The UEL Backflow Prevention Assembly Test Report form is available on the UEL website and in the UEL Administration Office literature case.

12. **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 our 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 the UEL website:

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

13. **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 *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.

14. **Business Licences**

All businesses operating within the UEL must obtain a business licence before legal operation of the business can be undertaken. Business licences must be renewed by January 1st annually. Fees for each type of business apply, as well as a fee for transferring a business licence from one owner to another. For more information about business licences, please contact the UEL Administration Office. A copy of the business licence application form is available on the UEL website.

Food service businesses in the UEL must adhere to Metro Vancouver grease interceptor regulations. A grease interceptor must be installed and must be serviced every 3 months or when grease and solids exceed 25% of the total liquid depth (whichever happens first).

15. **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.

16. *Water Restrictions*

Level 1 water restrictions throughout Metro Vancouver, including the UEL, are in effect from May 1st to October 15th. Residential lawn watering is permitted only on Saturday for even-numbered addresses, and Sunday for odd-numbered addresses, from 5 a.m. to 7 a.m. for automatic devices, and 6 a.m. to 9 a.m. for manual watering. Watering trees, shrubs and flowers (excluding edible plants) is permitted on all days, from 5:00 a.m. to 9:00 a.m., if using a sprinkler, and on any day at any time if using a hand-held hose with automatic shut-off device, water container, or drip irrigation.

17. *Wildlife (Coyotes)*

Coyotes are part of life in the UEL. Pets left outdoors unattended, especially at night, are at risk of encountering a coyote(s) patrolling their territory. For more detailed information pertaining to coyotes, visit the Stanley Park Ecology Society's website

<https://stanleyparkecology.ca/ecology/co-existing-with-coyotes/>

Coyote sightings may be reported on the Stanley Park Ecology Society website or by calling (604) 257-6908 ext. 104. If you are experiencing problems with aggressive coyotes (showing teeth, back fur raised, lunging or nipping), please call the Ministry of Environment at 1-877-952-7277. Do not approach coyotes.

Raccoons, skunks, and other wildlife also inhabit the UEL. Green waste and garbage bins should be secured to prevent damage by animals. Do not feed any wildlife. Deceased animals can be reported to (604) 660-1808 or uel@gov.bc.ca.

18. *Quiet Days – Sundays and Statutory Holidays*

Sundays and statutory holidays are considered quiet days in the UEL. Residents should try to schedule noisy activities such as lawn mowing, construction, or the use of other noisy power equipment for other days of the week. The UEL Noise Bylaw prohibits any noise which is likely to disturb the quiet, peace and enjoyment of individuals on these days. Construction noise is permitted between 7:30 a.m. and 7:00 p.m. Monday to Friday, excluding statutory holidays, and between 9:00 a.m. and 4:00 p.m. on Saturdays.

19. *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.

20. 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.

21. Emergencies

For medical or police emergencies, motor vehicle accidents or fire – call 9-1-1.

For municipal emergencies, such as water main leaks or damage to public infrastructure:

During office hours – (604) 660-1808

After-hours – 1 (844) 380-2129

这份文件包含重要内容, 如您用英文阅读有困难, 请找人帮您翻译.

文件内容摘要: 土地使用和建房条例草案, 养狗许可证, 垃圾及绿色垃圾收集, 路边可回收垃圾收集, 年度污水回流检测, 水费, 和介绍我们的专属网站
www.universityendowmentlands.gov.bc.ca.