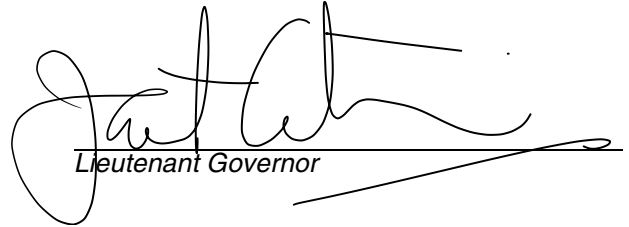


PROVINCE OF BRITISH COLUMBIA

ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 674

, Approved and Ordered December 7, 2023



Lieutenant Governor

**Executive Council Chambers, Victoria**

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that, effective December 7, 2023,

- (a) sections 1 to 7, 9, 11, 23 and 24 of the *Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023*, S.B.C. 2023, c. 48, are brought into force, and
- (b) the attached Local Government Transit-Oriented Areas Regulation is made.



Minister of Housing



Presiding Member of the Executive Council

*(This part is for administrative purposes only and is not part of the Order.)*

**Authority under which Order is made:**

Act and section: *Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023*, S.B.C. 2023, c. 48, s. 25  
*Local Government Act*, R.S.B.C. 2015, c. 1, ss. 585.51 and 783

Other:

R10739437

# LOCAL GOVERNMENT TRANSIT-ORIENTED AREAS REGULATION

## Definitions

**1** In this regulation:

“**Act**” means the *Local Government Act*;

“**West Coast Express station**” means a passenger rail station or a planned passenger rail station for the West Coast Express.

## Prescribed distances for transit-oriented areas

**2** (1) For the purposes of the definition of “transit-oriented area” in section 455 [*definitions in relation to Part 14*] of the Act, the following distances are prescribed:

(a) 400 m, in relation to a transit station that is a bus stop or bus exchange, a planned bus stop or bus exchange or a West Coast Express station;

(b) 800 m, in relation to a transit station that is a passenger rail station or a planned passenger rail station other than a West Coast Express station.

(2) If, because of a distance prescribed under subsection (1), the boundary of a transit-oriented area bisects a parcel of land, the parcel of land is deemed to be wholly within the transit-oriented area.

## Prescribed transit stations

**3** (1) The transit stations located at the longitudes set out in column 2 of the Schedule and the latitudes set out opposite in column 3 of the Schedule are prescribed for the purposes of the definition of “transit station” in section 455 of the Act.

(2) The name of the transit station set out in column 1 of the Schedule and the type of transit station set out in column 4 of the Schedule are listed for ease of reference only.

## Classes of land within transit-oriented areas

**4** (1) The following classes of land within a transit-oriented area in relation to a passenger rail station or a planned passenger rail station, other than a West Coast Express station, are established:

(a) tier 1 land, comprised of parcels of land that are 200 m or less from the passenger rail station;

(b) tier 2 land, comprised of parcels of land that are 400 m or less from the passenger rail station but further than 200 m from the passenger rail station;

(c) tier 3 land, comprised of parcels of land that are 800 m or less from the passenger rail station but further than 400 m from the passenger rail station.

(2) The following classes of land within a transit-oriented area in relation to a bus stop or bus exchange, a planned bus stop or bus exchange or a West Coast Express station are established:

(a) tier 4 land, comprised of parcels of land that are 200 m or less from the bus stop, bus exchange or West Coast Express station;

- (b) tier 5 land, comprised of parcels of land that are 400 m or less from the bus stop, bus exchange or West Coast Express station but further than 200 m from the bus stop, bus exchange or West Coast Express station.
- (3) A parcel of land that is partly within more than one class of land established under subsection (1) or (2) is deemed to be wholly within the class of land to which the highest density, as set out in section 5, applies.

**Density and height requirements**

- 5 (1) For the purposes of section 481.01 [*restrictions on zoning authority in relation to transit-oriented areas*] of the Act, the density set out in column 2 of table 1 and the height set out opposite in column 3 of table 1 are prescribed for tier 1 land in each municipality set out opposite in column 1 of table 1.

**Table 1**  
(*tier 1 land*)

Item	Column 1 Municipality	Column 2 Density (Floor area ratio)	Column 3 Height (Storeys)
1	Burnaby, City Coquitlam, City Langley, City Langley, Township New Westminster, City Port Moody, City Richmond, City Surrey, City	5.0	20

- (2) For the purposes of section 481.01 of the Act, the density set out in column 2 of table 2 and the height set out opposite in column 3 of table 2 are prescribed for tier 2 land in each municipality set out opposite in column 1 of table 2.

**Table 2**  
*(tier 2 land)*

Item	Column 1 Municipality	Column 2 Density (Floor area ratio)	Column 3 Height (Storeys)
1	Burnaby, City Coquitlam, City Langley, City Langley, Township New Westminster, City Port Moody, City Richmond, City Surrey, City	4.0	12

- (3) For the purposes of section 481.01 of the Act, the density set out in column 2 of table 3 and the height set out opposite in column 3 of table 3 are prescribed for tier 3 land in each municipality set out opposite in column 1 of table 3.

**Table 3**  
*(tier 3 land)*

Item	Column 1 Municipality	Column 2 Density (Floor area ratio)	Column 3 Height (Storeys)
1	Burnaby, City Coquitlam, City Langley, City Langley, Township New Westminster, City Port Moody, City Richmond, City Surrey, City	3.0	8

- (4) For the purposes of section 481.01 of the Act, the density set out in column 2 of table 4 and the height set out opposite in column 3 of table 4 are prescribed for tier 4 land in each municipality set out opposite in column 1 of table 4.

**Table 4**  
*(tier 4 land)*

Item	Column 1 <b>Municipality</b>	Column 2 <b>Density (Floor area ratio)</b>	Column 3 <b>Height (Storeys)</b>
1	Delta, City  Langley, City  Maple Ridge, City  North Vancouver, City  North Vancouver, District  Pitt Meadows, City  Port Coquitlam, City  Surrey, City	4.0	12

Item	Column 1 Municipality	Column 2 Density (Floor area ratio)	Column 3 Height (Storeys)
2	Abbotsford, City Chilliwack, City Colwood, City Kamloops, City Kelowna, City Langford, City Mission, City Nanaimo, City Prince George, City Saanich, District Vernon, City Victoria, City View Royal, Town	3.5	10
3	Lantzville, District Penticton, City Whistler, Resort Municipality	2.5	6

- (5) For the purposes of section 481.01 of the Act, the density set out in column 2 of table 5 and the height set out opposite in column 3 of table 5 are prescribed for tier 5 land in each municipality set out opposite in column 1 of table 5.

**Table 5**  
(tier 5 land)

Item	Column 1 Municipality	Column 2 Density (Floor area ratio)	Column 3 Height (Storeys)
1	Delta, City Langley, City Maple Ridge, City North Vancouver, City North Vancouver, District Pitt Meadows, City Port Coquitlam, City Surrey, City	3.0	8
2	Abbotsford, City Chilliwack, City Colwood, City Kamloops, City Kelowna, City Langford, City Mission, City Nanaimo, City Prince George, City Saanich, District Vernon, City Victoria, City View Royal, Town	2.5	6

Item	Column 1 Municipality	Column 2 Density (Floor area ratio)	Column 3 Height (Storeys)
3	Lantzville, District  Penticton, City  Whistler, Resort Municipality	1.5	4

**Exemption related to transit-oriented areas**

- 6 Section 481.01 of the Act does not apply in relation to land in a transit-oriented area that is zoned to permit residential use if the only residential use permitted is residential use that is ancillary or secondary to an industrial or agricultural use permitted by the zoning bylaw.

**Consistency with official community plan**

- 7 For the purposes of section 794 [*transition – effect of official community plan*] of the Act, December 31, 2025 is prescribed.

**Off-street parking**

- 8 For the purposes of section 796 (1) [*transition – off-street parking*] of the Act, June 30, 2024 is prescribed.

**SCHEDULE**

Item	Column 1 Transit Station Name	Column 2 Location (Longitude in Degrees)	Column 3 Location (Latitude in Degrees)	Column 4 Type of Transit Station
1	152 Street Station	-122.802435	49.166782	passenger rail station
2	160 Street Station	-122.778125	49.157360	passenger rail station
3	166 Street Station	-122.762505	49.151244	passenger rail station



Item	Column 1 Transit Station Name	Column 2 Location (Longitude in Degrees)	Column 3 Location (Latitude in Degrees)	Column 4 Type of Transit Station
4	184 Street Station	-122.713811	49.129551	passenger rail station
5	190 Street Station	-122.696905	49.121946	passenger rail station
6	Aberdeen Station	-123.136271	49.184442	passenger rail station
7	Brentwood Town Centre Station	-123.001649	49.266378	passenger rail station
8	Bridgeport Station	-123.125889	49.195529	passenger rail station
9	Burquitlam Station	-122.889853	49.261420	passenger rail station
10	Capstan Station	-123.131952	49.189102	passenger rail station
11	Columbia Station	-122.906368	49.204666	passenger rail station
12	Coquitlam Central Station	-122.800582	49.274823	passenger rail station
13	Downtown Chilliwack Exchange	-121.955722	49.168686	bus exchange
14	Inlet Centre Station	-122.828164	49.277293	passenger rail station
15	Joyce – Collingwood Station	-123.031791	49.238399	passenger rail station
16	Lafarge Lake – Douglas Station	-122.791623	49.285742	passenger rail station
17	Lansdowne Exchange	-120.326105	50.676796	bus exchange
18	Lansdowne Station	-123.136475	49.174665	passenger rail station
19	Legislature Exchange	-123.368939	48.418889	bus exchange
20	Lincoln Station	-122.793805	49.280410	passenger rail station
21	Lougheed Town Centre Station	-122.896870	49.248542	passenger rail station
22	Marine Drive Station	-123.117058	49.209779	passenger rail station
23	Metrotown Station	-123.003792	49.225763	passenger rail station
24	Mission City Station	-122.303959	49.133689	West Coast Express station

Item	Column 1 Transit Station Name	Column 2 Location (Longitude in Degrees)	Column 3 Location (Latitude in Degrees)	Column 4 Type of Transit Station
25	Moody Centre Station	-122.845593	49.277954	passenger rail station
26	New Westminster Station	-122.912608	49.201412	passenger rail station
27	North Shore Exchange	-120.359841	50.697916	bus exchange
28	Okanagan College Exchange	-119.479999	49.861109	bus exchange
29	Patterson Station	-123.012429	49.229670	passenger rail station
30	Phibbs Exchange	-123.028777	49.305479	bus exchange
31	Port Haney Station	-122.606006	49.212329	West Coast Express station
32	Richmond – Brighthouse Station	-123.136330	49.168289	passenger rail station
33	Rupert Station	-123.032850	49.260754	passenger rail station
34	Rutland Exchange	-119.392045	49.890582	bus exchange
35	Sperling – Burnaby Lake Station	-122.963843	49.259157	passenger rail station
36	Uptown Exchange	-123.377227	48.455942	bus exchange