



Local Government Act

**LOCAL GOVERNMENT
TRANSIT-ORIENTED AREAS
REGULATION**

B.C. Reg. 263/2023

Deposited and effective December 7, 2023
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Consolidated Regulations of British Columbia
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Local Government Act

**LOCAL GOVERNMENT TRANSIT-ORIENTED
AREAS REGULATION
B.C. Reg. 263/2023**

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SCHEDULE

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.

LOCAL GOVERNMENT TRANSIT-ORIENTED AREAS REGULATION**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

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- (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.

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(tier 4 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	4.0	12
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.

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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
3	Lantzville, District Penticton, City Whistler, Resort Municipality	1.5	4

Exemptions related to transit-oriented areas

- 6** (1) 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.
- (2) Section 481.01 of the Act does not apply in relation to the following parcels of land located within the City of Richmond in the transit-oriented area designated in relation to the transit station known as Aberdeen Station:

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Schedule

- (a) 780 Lancaster Crescent, PID 030-690-111;
- (b) 1000 Lancaster Crescent, PID 003-858-278;
- (c) 1040 Lancaster Crescent, PID 003-905-179;
- (d) 1080 Lancaster Crescent, PID 004-277-261;
- (e) 1120 Lancaster Crescent, PID 011-423-196;
- (f) 1160 Lancaster Crescent, PID 003-823-822;
- (g) 1200 Lancaster Crescent, PID 023-058-765;
- (h) 1240 Lancaster Crescent, PID 023-058-617;
- (i) 1280 Lancaster Crescent, PID 003-558-533;
- (j) 1320 Lancaster Crescent, PID 004-504-992;
- (k) 1360 Lancaster Crescent, PID 003-428-079.

[am. B.C. Reg. 60/2025.]

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

[en. B.C. Reg. 267/2023, App. 1]

Item	Column 1 Station Name	Column 2 Location (Longitude in Degrees)	Column 3 Location (Latitude in Degrees)	Column 4 Type of Transit Station
1	22nd Street Station	-122.948932	49.200050	passenger rail station
2	140 Street Station	-122.833744	49.178870	passenger rail station
3	152 Street Station	-122.802435	49.166782	passenger rail station
4	160 Street Station	-122.778125	49.157360	passenger rail station
5	166 Street Station	-122.762505	49.151244	passenger rail station
6	184 Street Station	-122.713811	49.129551	passenger rail station
7	190 Street Station	-122.696905	49.121946	passenger rail station

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Item	Column 1 Station Name	Column 2 Location (Longitude in Degrees)	Column 3 Location (Latitude in Degrees)	Column 4 Type of Transit Station
8	196 Street Station	-122.678564	49.113667	passenger rail station
9	203 Street Station	-122.659544	49.106310	passenger rail station
10	Aberdeen Station	-123.136271	49.184442	passenger rail station
11	Bourquin Exchange	-122.308918	49.048239	bus exchange
12	Braid Station	-122.882788	49.233238	passenger rail station
13	Brentwood Town Centre Station	-123.001649	49.266378	passenger rail station
14	Bridgeport Station	-123.125889	49.195529	passenger rail station
15	Burquitlam Station	-122.889853	49.261420	passenger rail station
16	Capilano University Exchange	-123.018771	49.319251	bus exchange
17	Capstan Station	-123.131952	49.189102	passenger rail station
18	Columbia Station	-122.906368	49.204666	passenger rail station
19	Colwood Exchange	-123.466447	48.445168	bus exchange
20	Coquitlam Central Station	-122.800582	49.274823	passenger rail station
21	Country Club Exchange	-124.004889	49.207178	bus exchange
22	Downtown Chilliwack Exchange	-121.955722	49.168686	bus exchange
23	Downtown Exchange	-119.271574	50.264500	bus exchange
24	Edmonds Station	-122.959177	49.212058	passenger rail station
25	Gateway Station	-122.850586	49.198910	passenger rail station
26	Gilmore Station	-123.013492	49.264950	passenger rail station
27	Gondola Exchange	-122.951658	50.113152	bus exchange
28	Guildford Mall Exchange	-122.803821	49.191508	bus exchange

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Item	Column 1 Station Name	Column 2 Location (Longitude in Degrees)	Column 3 Location (Latitude in Degrees)	Column 4 Type of Transit Station
29	Haney Place Exchange	-122.597057	49.219443	bus exchange
30	Holdom Station	-122.982122	49.264723	passenger rail station
31	Hospital Exchange	-119.491227	49.873926	bus exchange
32	Inlet Centre Station	-122.828164	49.277293	passenger rail station
33	Joyce – Collingwood Station	-123.031791	49.238399	passenger rail station
34	King George Station	-122.844734	49.182790	passenger rail station
35	Kootenay Loop Exchange	-123.026260	49.281284	bus exchange
36	Lafarge Lake – Douglas Station	-122.791623	49.285742	passenger rail station
37	Lake City Way Station	-122.939024	49.254612	passenger rail station
38	Langford Exchange	-123.505016	48.445454	bus exchange
39	Langley Centre Exchange	-122.654680	49.106412	bus exchange
40	Lansdowne Exchange	-120.326105	50.676796	bus exchange
41	Lansdowne Station	-123.136475	49.174665	passenger rail station
42	Legislature Exchange	-123.368939	48.418889	bus exchange
43	Lincoln Station	-122.793805	49.280410	passenger rail station
44	Lonsdale Quay Exchange	-123.082739	49.310903	bus exchange
45	Lougheed Town Centre Station	-122.896870	49.248542	passenger rail station
46	Maple Meadows Station	-122.666128	49.216490	West Coast Express station
47	Marine Drive Station	-123.117058	49.209779	passenger rail station
48	Metrotown Station	-123.003792	49.225763	passenger rail station
49	Mission City Station	-122.303959	49.133689	West Coast Express station

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Item	Column 1 Station Name	Column 2 Location (Longitude in Degrees)	Column 3 Location (Latitude in Degrees)	Column 4 Type of Transit Station
50	Moody Centre Station	-122.845593	49.277954	passenger rail station
51	New Westminster Station	-122.912608	49.201412	passenger rail station
52	Newton Exchange	-122.842181	49.133352	bus exchange
53	North Shore Exchange	-120.359841	50.697916	bus exchange
54	Okanagan College Exchange	-119.479999	49.861109	bus exchange
55	Orchard Park Exchange	-119.442458	49.880247	bus exchange
56	Patterson Station	-123.012429	49.229670	passenger rail station
57	Peachtree Square Exchange	-119.588675	49.463799	bus exchange
58	Penticton Plaza Exchange	-119.586806	49.484030	bus exchange
59	Phibbs Exchange	-123.028777	49.305479	bus exchange
60	Pitt Meadows Station	-122.688300	49.225830	West Coast Express station
61	Port Coquitlam Station	-122.773967	49.261491	West Coast Express station
62	Port Haney Station	-122.606006	49.212329	West Coast Express station
63	Production Way – University Station	-122.918190	49.253408	passenger rail station
64	Richmond – Brighthouse Station	-123.136330	49.168289	passenger rail station
65	Royal Oak Exchange	-123.388041	48.499054	bus exchange
66	Royal Oak Station	-122.988413	49.220057	passenger rail station
67	Rupert Station	-123.032850	49.260754	passenger rail station
68	Rutland Exchange	-119.392045	49.890582	bus exchange
69	Sapperton Station	-122.889379	49.224645	passenger rail station
70	Scott Road Station	-122.874153	49.204422	passenger rail station
71	Scottsdale Exchange	-122.888144	49.137542	bus exchange

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Item	Column 1 Station Name	Column 2 Location (Longitude in Degrees)	Column 3 Location (Latitude in Degrees)	Column 4 Type of Transit Station
72	Sperling – Burnaby Lake Station	-122.963843	49.259157	passenger rail station
73	Surrey Central Station	-122.847841	49.189519	passenger rail station
74	TRU Exchange	-120.368818	50.671095	bus exchange
75	UNBC Exchange	-122.813671	53.891273	bus exchange
76	Uptown Exchange	-123.377227	48.455942	bus exchange
77	UVic Exchange	-123.308532	48.466114	bus exchange
78	VGH Exchange	-123.435007	48.466224	bus exchange
79	Village Green Centre Exchange	-119.270302	50.283155	bus exchange
80	VIU Exchange	-123.966504	49.158220	bus exchange
81	Woodgrove Exchange	-124.052893	49.236697	bus exchange

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