



Vancouver Charter

VANCOUVER TRANSIT-ORIENTED
AREAS REGULATION

B.C. Reg. 265/2023

Deposited and effective December 7, 2023
Last amended June 30, 2024 by B.C. Reg. 267/2023

Consolidated Regulations of British Columbia

This is an unofficial consolidation.

B.C. Reg. 265/2023 (O.C. 676/2023), deposited and effective December 7, 2023, is made under the *Vancouver Charter*, S.B.C. 1953, c. 55, ss. 2.2, 574.62 and 633.

This is an unofficial consolidation provided for convenience only. This is not a copy prepared for the purposes of the *Evidence Act*.

This consolidation includes any amendments deposited and in force as of the currency date at the bottom of each page. See the end of this regulation for any amendments deposited but not in force as of the currency date. Any amendments deposited after the currency date are listed in the B.C. Regulations Bulletins. All amendments to this regulation are listed in the *Index of B.C. Regulations*. Regulations Bulletins and the Index are available online at www.bclaws.ca.

See the User Guide for more information about the *Consolidated Regulations of British Columbia*. The User Guide and the *Consolidated Regulations of British Columbia* are available online at www.bclaws.ca.

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**VANCOUVER TRANSIT-ORIENTED
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B.C. Reg. 265/2023**

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SCHEDULE

Definitions

- 1** In this regulation, “**Act**” means the *Vancouver Charter*.

Prescribed distances for transit-oriented areas

- 2** (1) For the purposes of the definition of “transit-oriented area” in section 2 [*interpretation*] 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 or a planned bus stop or bus exchange;
 - (b) 800 m, in relation to a transit station that is a passenger rail station or a planned passenger rail 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 2 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 are established:
 - (a) tier 1 land, comprised of parcels of land that are 200 m or less from the passenger rail station;

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- (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 or a planned bus stop or bus exchange are established:
- (a) tier 4 land, comprised of parcels of land that are 200 m or less from the bus stop or bus exchange;
- (b) tier 5 land, comprised of parcels of land that are 400 m or less from the bus stop or bus exchange but further than 200 m from the bus stop or bus exchange.
- (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** For the purposes of section 565.001 [*restrictions on zoning authority in relation to transit-oriented areas*] of the Act, the density set out in column 2 of the following table and the height set out opposite in column 3 of the table are prescribed for the class of land, in the City of Vancouver, set out opposite in column 1 of the table:

Table

Item	Column 1 Class of Land	Column 2 Density (Floor-space ratio)	Column 3 Height (Storeys)
1	Tier 1	5.0	20
2	Tier 2	4.0	12
3	Tier 3	3.0	8
4	Tier 4	4.0	12
5	Tier 5	3.0	8

Exemption related to transit-oriented areas

- 6** Section 565.001 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.

Off-street parking

- 7** For the purposes of section 633 (1) [*transition – off-street parking*] of the Act, June 30, 2024 is prescribed.

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Schedule

SCHEDULE

[en. B.C. Reg. 267/2023, App. 2.]

Item	Column 1 Station Name	Column 2 Location (Longitude in Degrees)	Column 3 Location (Latitude in Degrees)	Column 4 Type of Transit Station
1	29th Avenue Station	-123.045929	49.244197	passenger rail station
2	Arbutus Station	-123.152824	49.263830	passenger rail station
3	Broadway – City Hall Station	-123.114467	49.263080	passenger rail station
4	Bridgeport Station	-123.125889	49.195529	passenger rail station
5	Burrard Station	-123.119331	49.285622	passenger rail station
6	Commercial – Broadway Station	-123.068444	49.262940	passenger rail station
7	Dunbar Loop Exchange	-123.185592	49.234479	bus exchange
8	Gilmore Station	-123.013492	49.264950	passenger rail station
9	Granville Station	-123.115660	49.283164	passenger rail station
10	Great Northern Way – Emily Carr Station	-123.095094	49.267081	passenger rail station
11	Joyce – Collingwood Station	-123.031791	49.238399	passenger rail station
12	King Edward Station	-123.115450	49.249175	passenger rail station
13	Kootenay Loop Exchange	-123.026260	49.281284	bus exchange
14	Langara – 49th Avenue Station	-123.116554	49.225731	passenger rail station
15	Main Street – Science World Station	-123.100329	49.273146	passenger rail station
16	Marine Drive Station	-123.117058	49.209779	passenger rail station
17	Mount Pleasant Station	-123.101139	49.262920	passenger rail station
18	Nanaimo Station	-123.055705	49.248237	passenger rail station

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Schedule

Item	Column 1 Station Name	Column 2 Location (Longitude in Degrees)	Column 3 Location (Latitude in Degrees)	Column 4 Type of Transit Station
19	Oakridge – 41st Avenue Station	-123.116295	49.233739	passenger rail station
20	Oak – VGH Station	-123.124488	49.263387	passenger rail station
21	Olympic Village Station	-123.114786	49.266564	passenger rail station
22	Renfrew Station	-123.045271	49.258924	passenger rail station
23	Rupert Station	-123.032850	49.260754	passenger rail station
24	South Granville Station	-123.138440	49.263594	passenger rail station
25	Stadium – Chinatown Station	-123.109156	49.279287	passenger rail station
26	Vancouver City Centre Station	-123.118177	49.282413	passenger rail station
27	VCC – Clark Station	-123.078783	49.265761	passenger rail station
28	Waterfront Station	-123.111532	49.285929	passenger rail station
29	Yaletown – Roundhouse Station	-123.121999	49.274571	passenger rail station

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