


**PROVINCE OF BRITISH COLUMBIA**  
**ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL**

Order in Council No. 676

, Approved and Ordered December 7, 2023

  
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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 12 to 17, 20 and 22 of the *Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023*, S.B.C. 2023, c. 48, are brought into force,
- (b) sections 44 and 45 of the *Housing Statutes (Residential Development) Amendment Act, 2023*, S.B.C. 2023, c. 45, are brought into force, and
- (c) the attached Vancouver Transit-Oriented Areas Regulation is made.



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Minister of Housing



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Presiding Member of the Executive Council

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*(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  
*Housing Statutes (Residential Development) Amendment Act, 2023*, S.B.C. 2023, c. 45, s. 48  
*Vancouver Charter*, S.B.C. 1953, c. 55, ss. 2.2, 574.62 and 633

Other: \_\_\_\_\_

R10741737

# VANCOUVER TRANSIT-ORIENTED AREAS REGULATION

## 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;
  - (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.

## SCHEDULE

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	Bridgeport Station	-123.125889	49.195529	passenger rail station
4	Broadway – City Hall Station	-123.114467	49.263080	passenger rail station
5	Great Northern Way – Emily Carr Station	-123.095094	49.267081	passenger rail station
6	Joyce – Collingwood Station	-123.031791	49.238399	passenger rail station

Item	Column 1 Station Name	Column 2 Location (Longitude in Degrees)	Column 3 Location (Latitude in Degrees)	Column 4 Type of Transit Station
7	King Edward Station	-123.115450	49.249175	passenger rail station
8	Langara – 49th Avenue Station	-123.116554	49.225731	passenger rail station
9	Marine Drive Station	-123.117058	49.209779	passenger rail station
10	Mount Pleasant Station	-123.101139	49.262920	passenger rail station
11	Nanaimo Station	-123.055705	49.248237	passenger rail station
12	Oakridge – 41st Avenue Station	-123.116295	49.233739	passenger rail station
13	Oak – VGH Station	-123.124488	49.263387	passenger rail station
14	Olympic Village Station	-123.114786	49.266564	passenger rail station
15	Renfrew Station	-123.045271	49.258924	passenger rail station
16	Rupert Station	-123.032850	49.260754	passenger rail station
17	South Granville Station	-123.138440	49.263594	passenger rail station
18	Stadium – Chinatown Station	-123.109156	49.279287	passenger rail station
19	VCC – Clark Station	-123.078783	49.265761	passenger rail station
20	Waterfront Station	-123.111532	49.285929	passenger rail station