

**BC Local Government Housing Initiatives: SUMMARY TABLE 3**  
**TRANSIT ORIENTED AREA “MINIMUM ALLOWABLE DENSITY FRAMEWORK” (MD)**  
**(June 30, 2024 Deadline for TOA Bylaw Area Designation & Parking Standards)**

CATEGORIES of TRANSIT ORIENTED AREA*	MD FRAMEWORK** (REQUIRED to be allowed)			MUNICIPALITIES AFFECTED BY CATEGORY	
	Height (storeys)	Density (FAR/FSR)	Residential Parking***		
CATEGORY ONE: METRO SKYTRAIN STATIONS	TIER 1 (200m)	20	5.0	0	Burnaby, Coquitlam, T & C of Langley, New Westminster, Port Moody, Richmond, Surrey, Vancouver
	TIER 2 (400m)	12	4.0	0	
	TIER 3 (800m)	8	3.0	0	See Orders of Council.
CATEGORY TWO: METRO VANCOUVER - BUS EXCHANGES**** - WEST COAST EXPRESS	Tier 4 (200m)	12	4.0	0	Delta, Langley City, Maple Ridge, Mission, New Westminister, C & D of North Vancouver, Pitt Meadows, Port Coquitlam, Surrey, Vancouver See Orders of Council.
	Tier 5 (400m)	8	3.0	0	
CATEGORY THREE: - NON-METRO VANCOUVER - BUS EXCHANGES**** - WEST COAST EXPRESS	Tier 4 (200m)	10	3.5	0	Abbotsford, Chilliwack, Colwood, Kamloops, Kelowna, Langford, Mission, Nanaimo, Prince George, Saanich, Vernon, Victoria, View Royal
	Tier 5 (400m)	6	2.5	0	
CATEGORY FOUR: SMALLER JURISDICTION - BUS EXCHANGES	Tier 4 (200m)	6	2.5	0	Lantzville, Penticton, Whistler
	Tier 5 (400m)	4	1.5	0	

**Note:** Local Governments are required to designate Transit Oriented Areas by June 30, 2024. Subsequently, development applications within these prescribed areas and densities/heights cannot be rejected for height and density reasons. Rezoning can be approved without OCP amendments until December 31, 2025. Municipalities are not required to pre-zone to TOA standards at this time (but pre-zoning might occur in 2025 to comply with general housing requirements as per Bill 44).

- \* If a TOA radius touches a property, the entire property is in. If TOA’s overlap with SSMUH areas, the higher category prevails
- \*\* Excludes industrial, agricultural, non-residential and federal lands, plus Provincial heritage sites
- \*\*\* Residential parking requirements are generally prohibited, however, parking reg’s are allowed for disability parking, commercial uses, bicycles and loading.
- \*\*\*\* Bus Exchanges are listed (based upon permanent facility |15 min service 10-3 weekdays |2 or more routes |service 7 days/week |one route 12hrs/day). A list is here.

**NOTE:** Summary information presented in this table is shown for convenience only. Readers are advised to refer to the [BC website](#) and provincial legislation and policy manuals for complete and accurate information, including, but not limited to Bill 44 ([Residential Development](#)), Bill 46 ([Development Financing](#)), [Bill 47 \(TOA’s\)](#), relevant Orders of Council ([OIC 674-2023](#), [OIC 676-2023](#), [OIC 677-2023](#), [OIC 678-2023](#)) and policy manuals ([SSMUH](#) / [TOA’s](#)).