

**CITY OF BURNABY
BYLAW NO. 14665**

A BYLAW to designate
transit-oriented areas

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY TRANSIT-ORIENTED AREAS DESIGNATION BYLAW 2024**

2. In this bylaw,

“**200 m Tier Area boundary**” means the green circle on each **Schedule**

“**400 m Tier Area boundary**” means the pink circle on each **Schedule**

“**800 m Tier Area boundary**” means the blue circle on each **Schedule**

“**bylaw**” means this bylaw and all **Schedules**

“**Schedules**” means Schedules 1 to 16 attached to this **bylaw**, and “**Schedule**” means one such schedule

“**tier**” means **tier 1 land, tier 2 land, tier 3 land, tier 4 land** or **tier 5 land**, as applicable

“**tier 1 land**” has the meaning set out in the Local Government Transit-Oriented Areas Regulation

“**tier 2 land**” has the meaning set out in the Local Government Transit-Oriented Areas Regulation

“**tier 3 land**” has the meaning set out in the Local Government Transit-Oriented Areas Regulation

“**tier 4 land**” has the meaning set out in the Local Government Transit-Oriented Areas Regulation

“**tier 5 land**” has the meaning set out in the Local Government Transit-Oriented Areas Regulation

3. For the purpose of section 585.52 of the *Local Government Act*, transit-oriented areas in respect to each transit station in the Schedules are designated in accordance with the following:
 - (a) except with respect to Kootenay Loop Exchange, parcels located entirely or partially:
 - (i) within the **200 m Tier Area boundary**, as shown on the **Schedules**, are hereby designated as **tier 1 land**;
 - (ii) between the **200 m Tier Area boundary** and **400 m Tier Area boundary**, as shown on the **Schedules**, are hereby designated as **tier 2 land**; and
 - (iii) between the **400 m Tier Area boundary** and **800 m Tier Area boundary**, as shown on the **Schedules**, are hereby designated as **tier 3 land**;
 - (b) with respect to Kootenay Loop Exchange, parcels located entirely or partially:
 - (i) within the **200 m Tier Area boundary**, as shown on Schedule 1 of this **bylaw**, are hereby designated as **tier 4 land**; and
 - (ii) between the **200 m Tier Area boundary** and **400 m Tier Area boundary**, as shown on Schedule 1 of this **bylaw**, are hereby designated as **tier 5 land**; and
 - (c) if a parcel is located entirely or partially within more than one **tier**, the **tier** allowing the greatest density and height shall apply to the parcel.
4. For the purposes of section 481.01 of the *Local Government Act* and subject to the exemptions under the Local Government Transit-Oriented Areas Regulation and any applicable restrictions, limitations and requirements under statutes, regulations, bylaws and policies, the following minimum densities and heights apply to each **tier**:

	Minimum Density (floor area ratio)	Minimum Height (storeys)
Tier 1 land	5.0	20
Tier 2 land	4.0	12
Tier 3 land	3.0	8
Tier 4 land	4.0	12
Tier 5 land	3.0	8

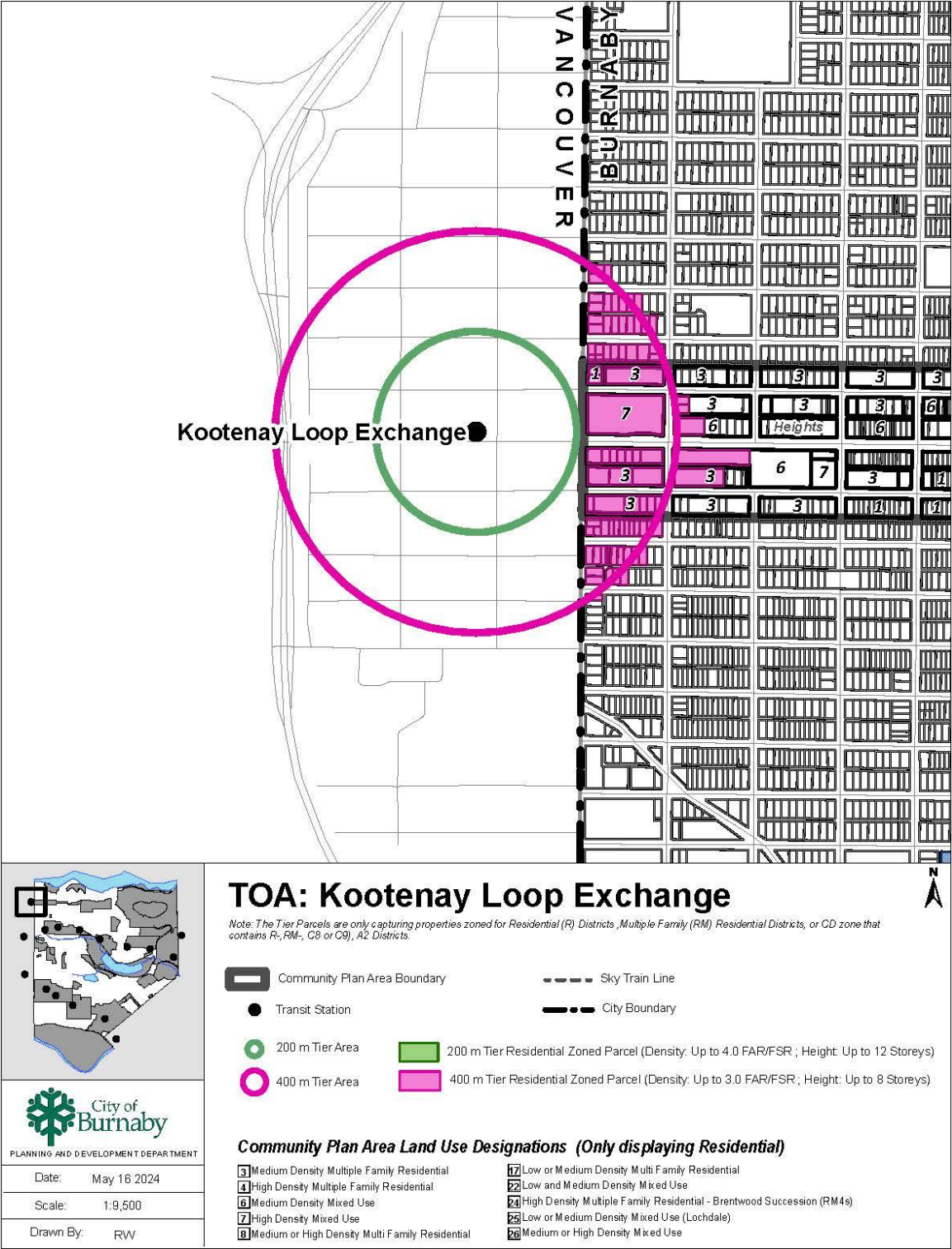
5. If any portion of this **bylaw** is declared invalid by a Court of competent jurisdiction, the invalid portion must be severed and the remainder of this **bylaw** is deemed to have been adopted without the severed portion.
6. This **bylaw** shall come into force and effect on June 30, 2024.

Read a first time this	day of	, 2024
Read a second time this	day of	, 2024
Read a third time this	day of	, 2024
Reconsidered and adopted this	day of	, 2024

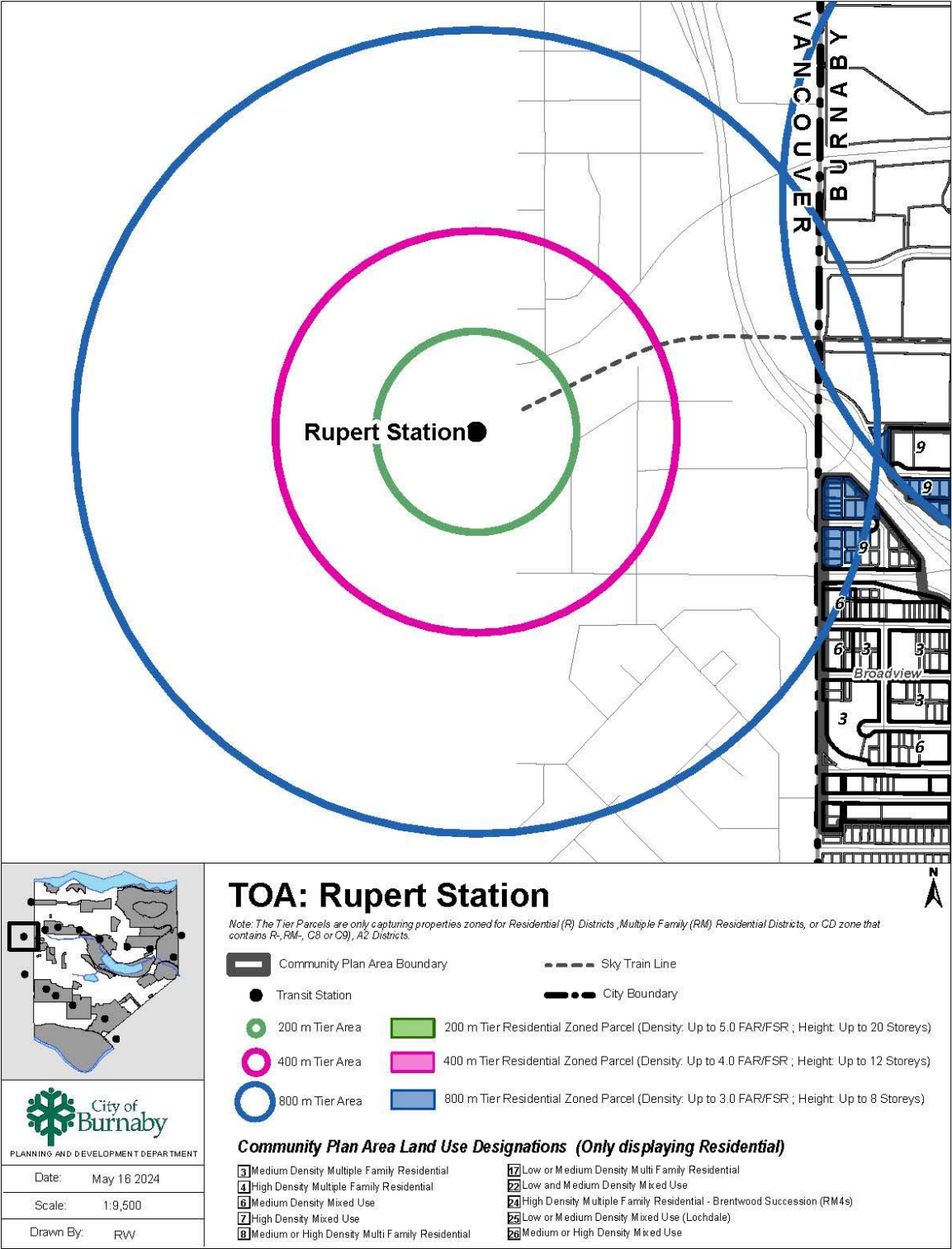
MAYOR

CORPORATE OFFICER

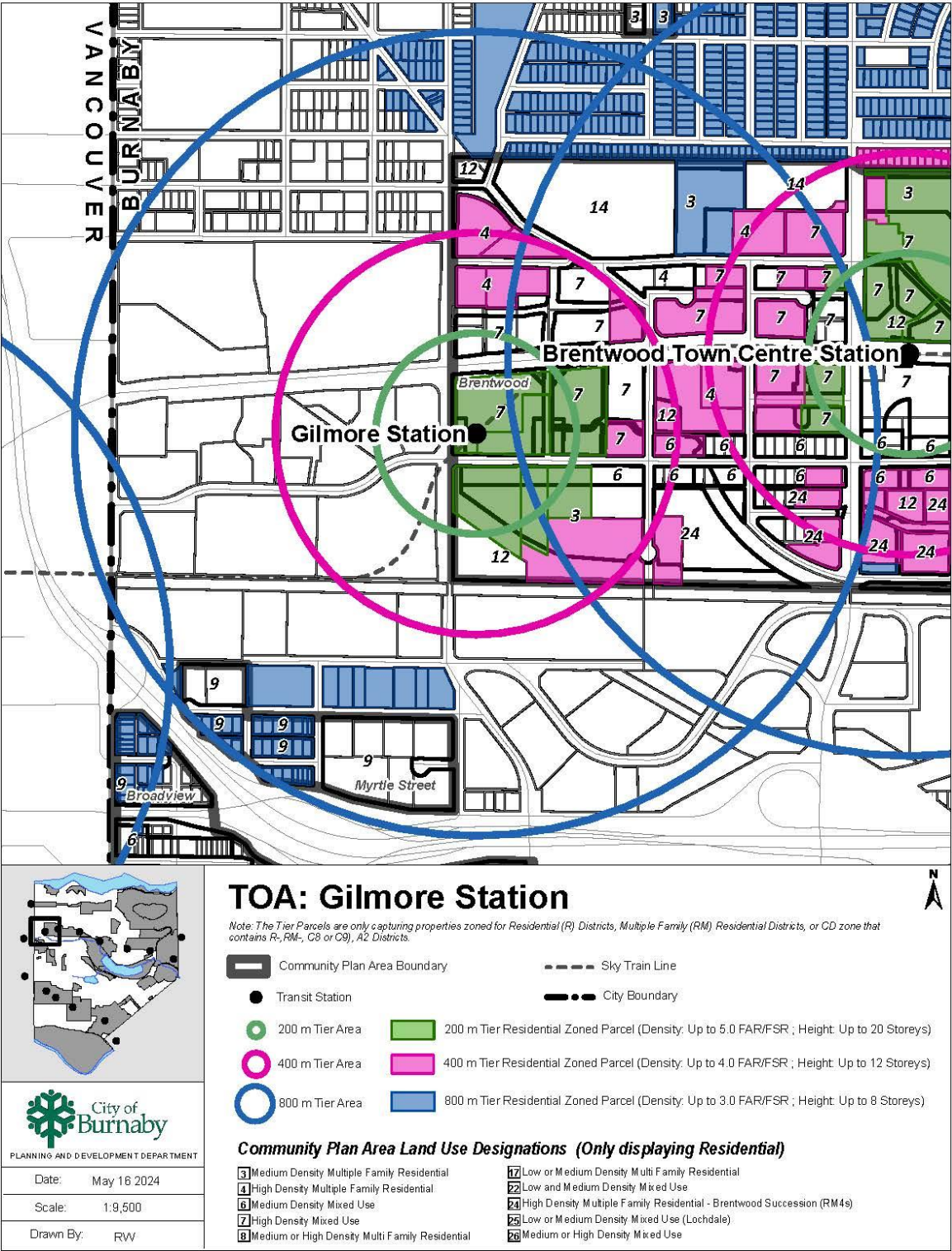
Schedule 1



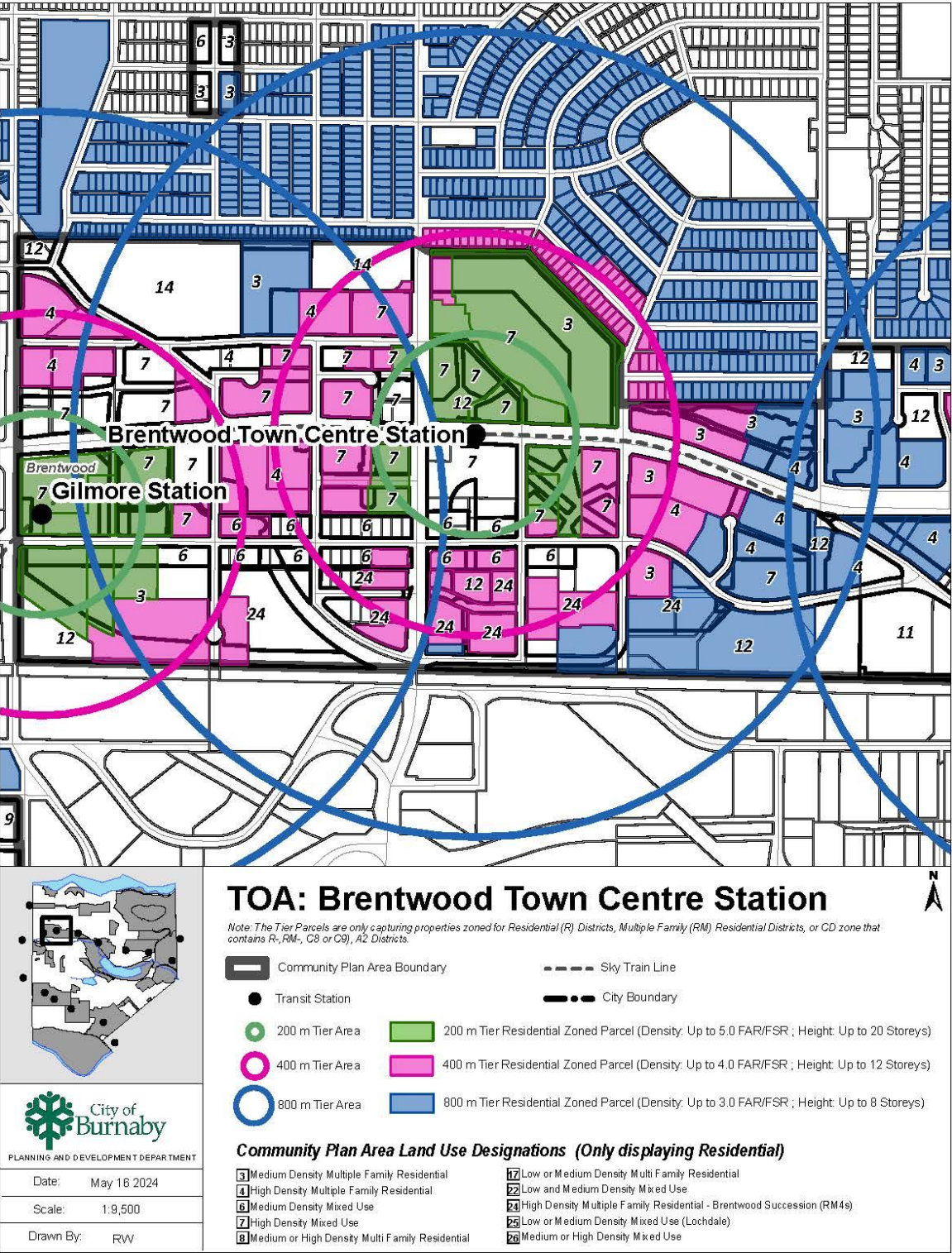
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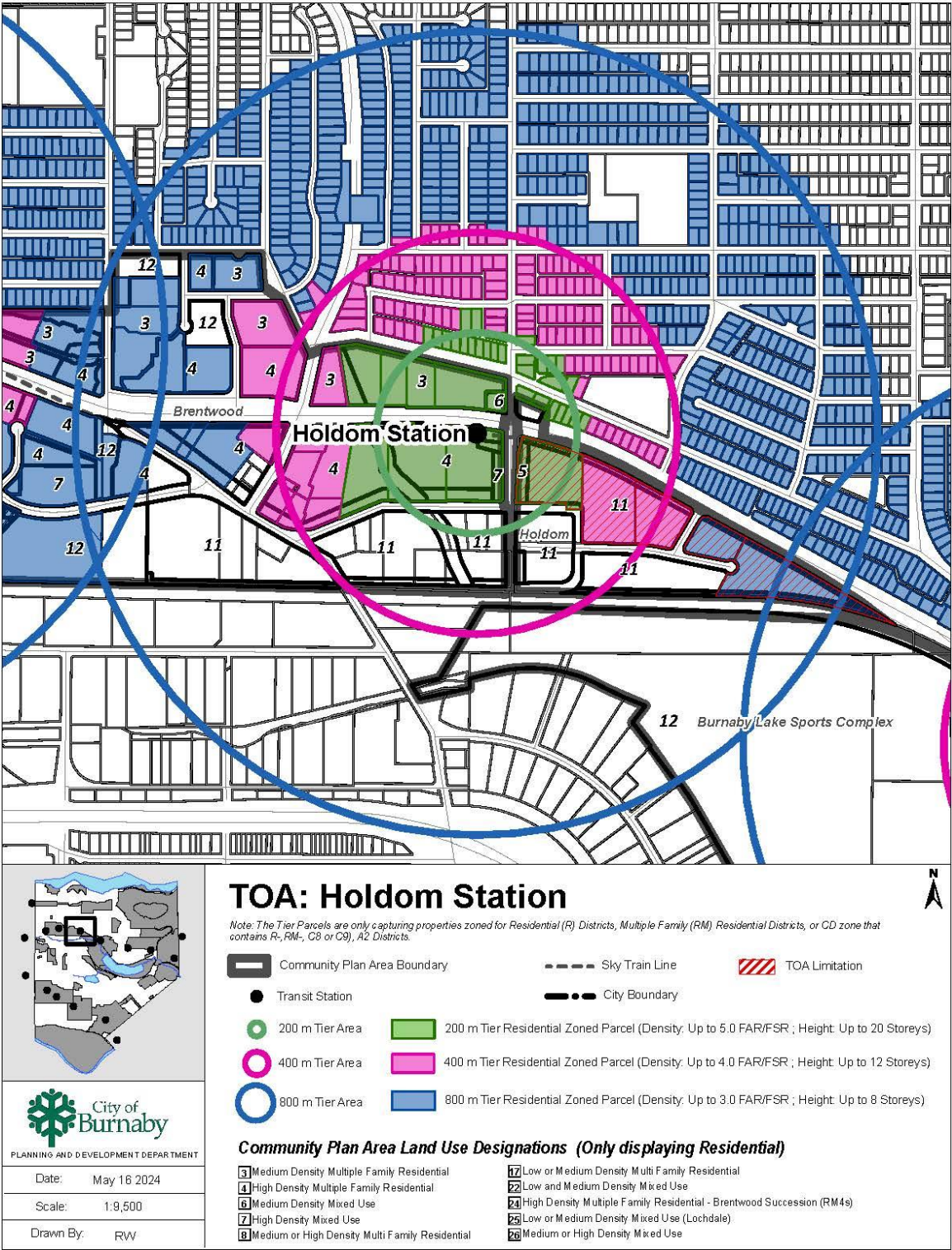
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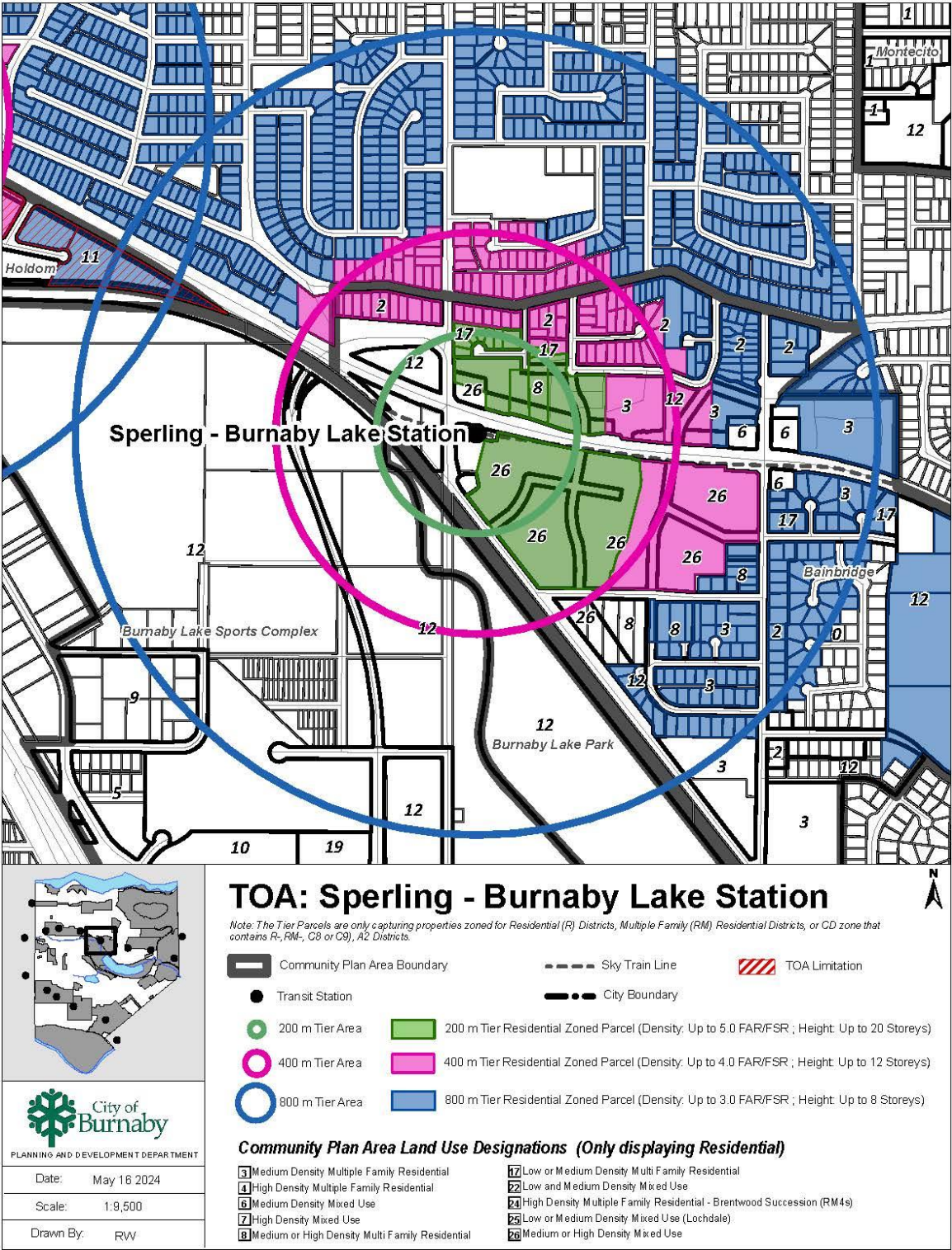
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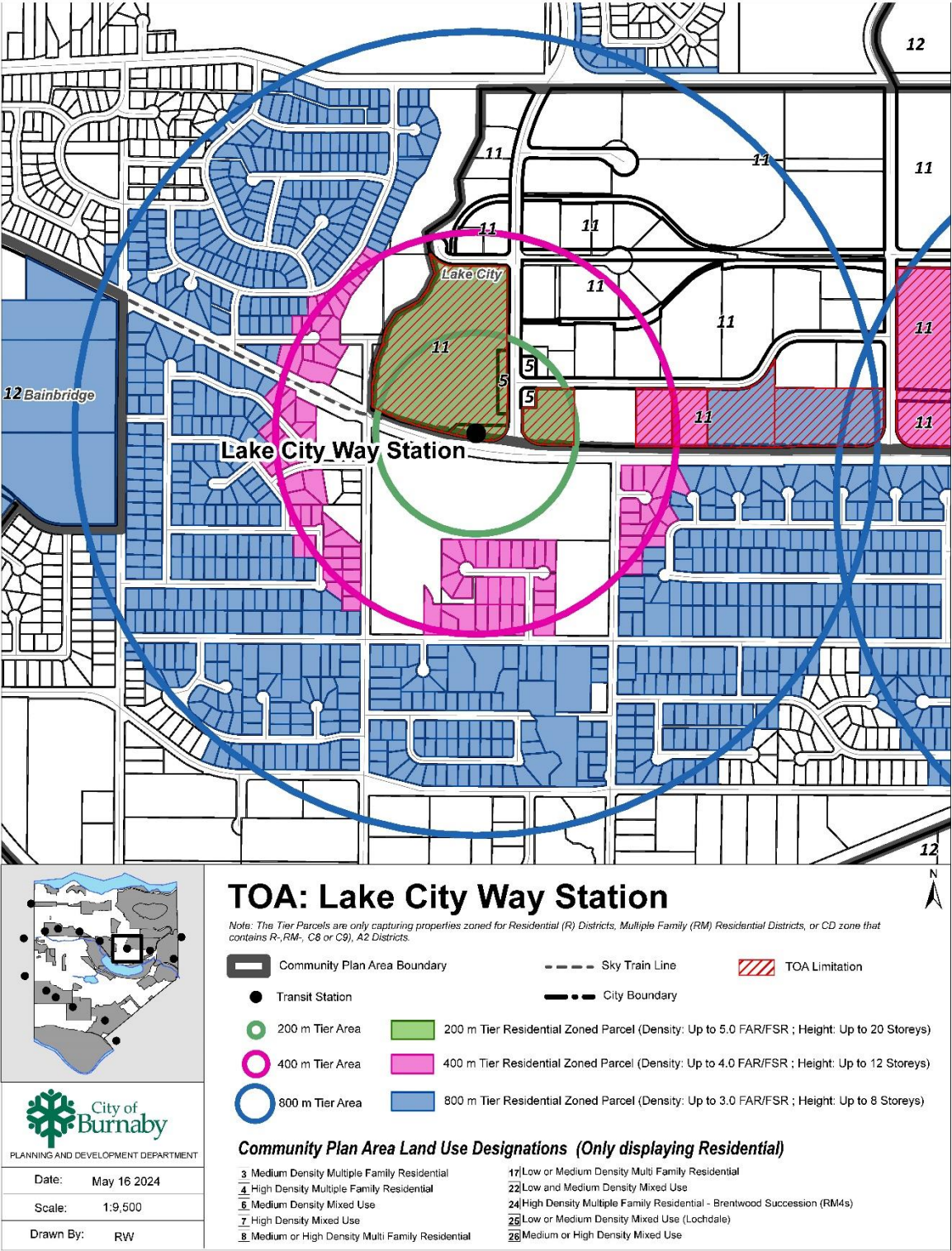
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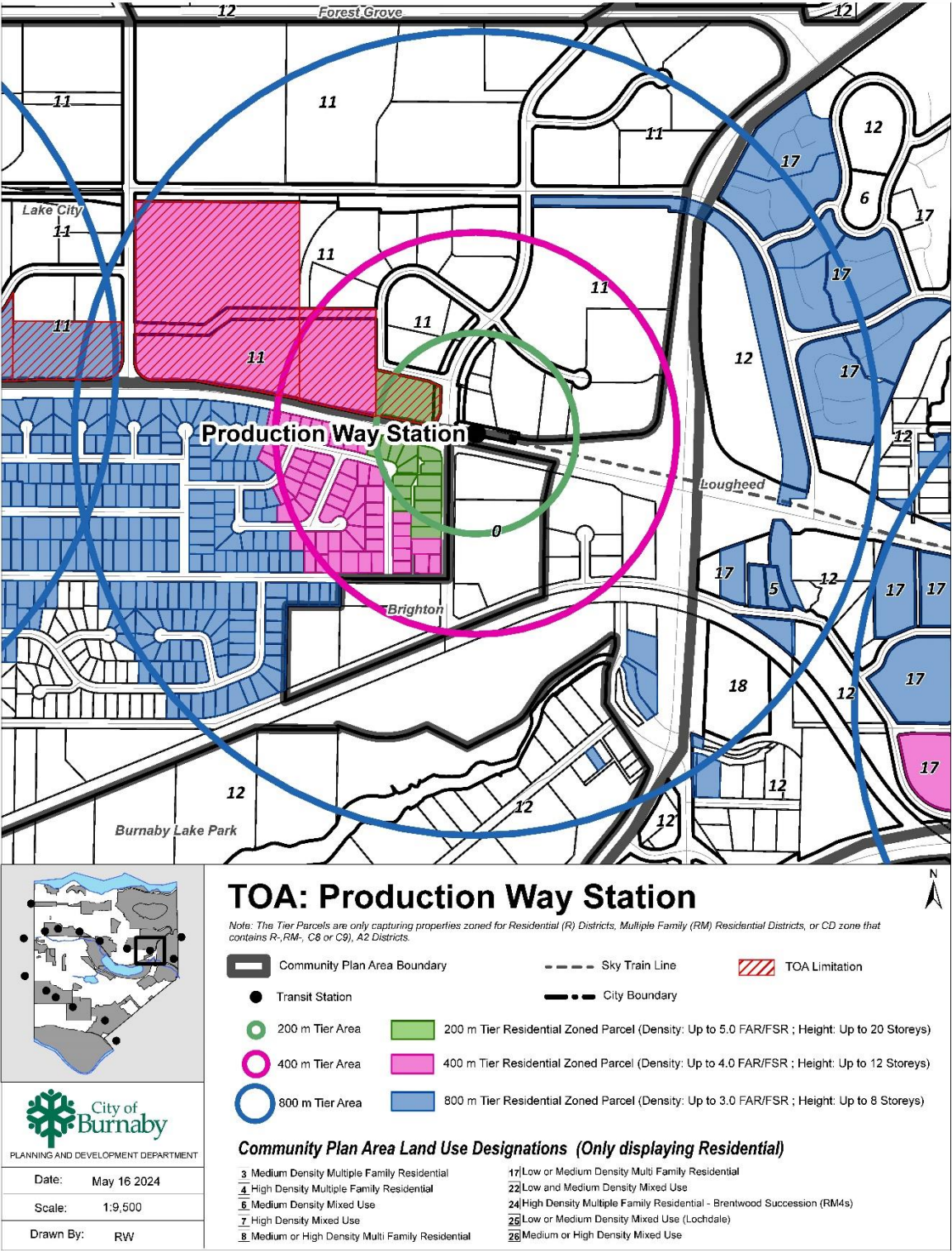
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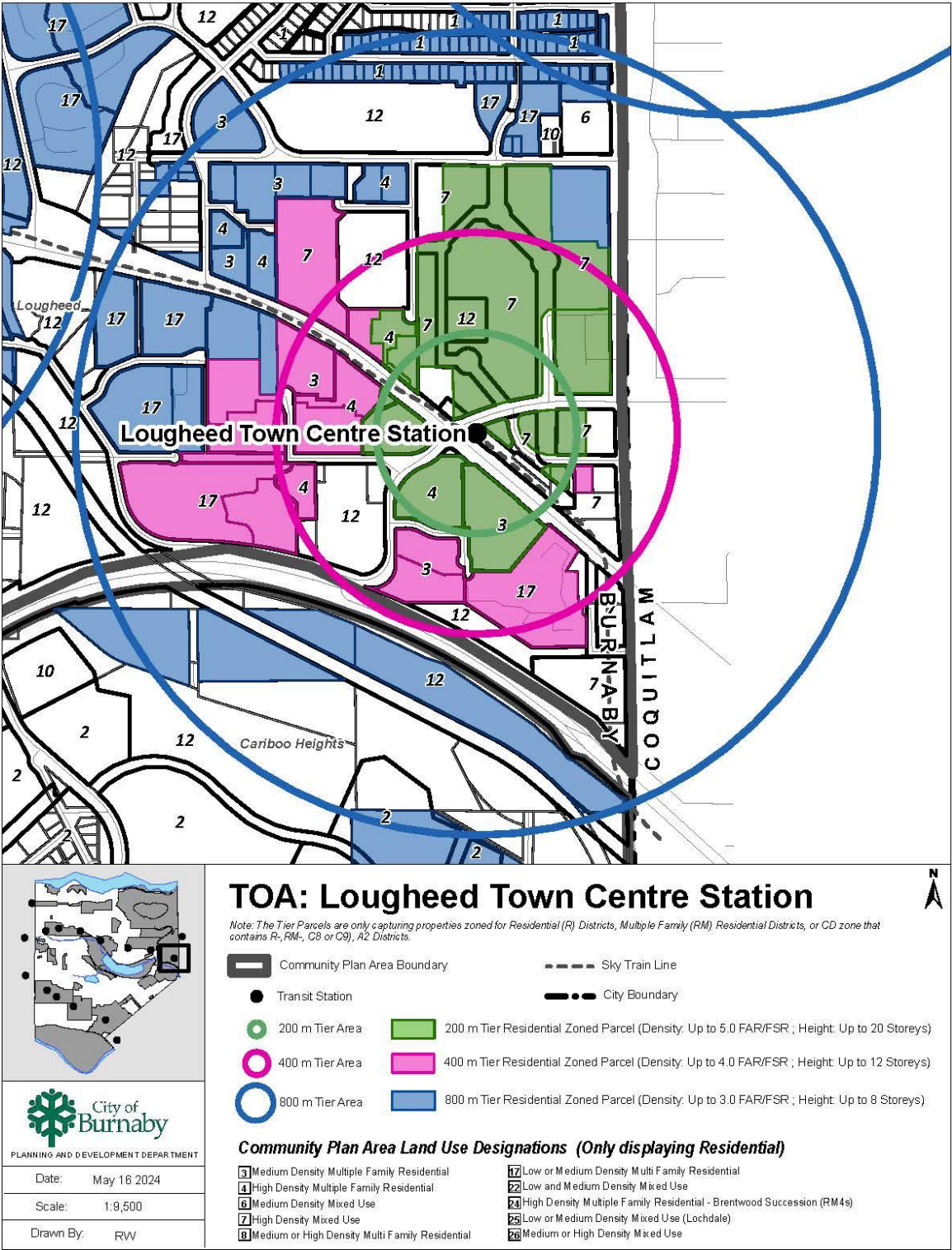
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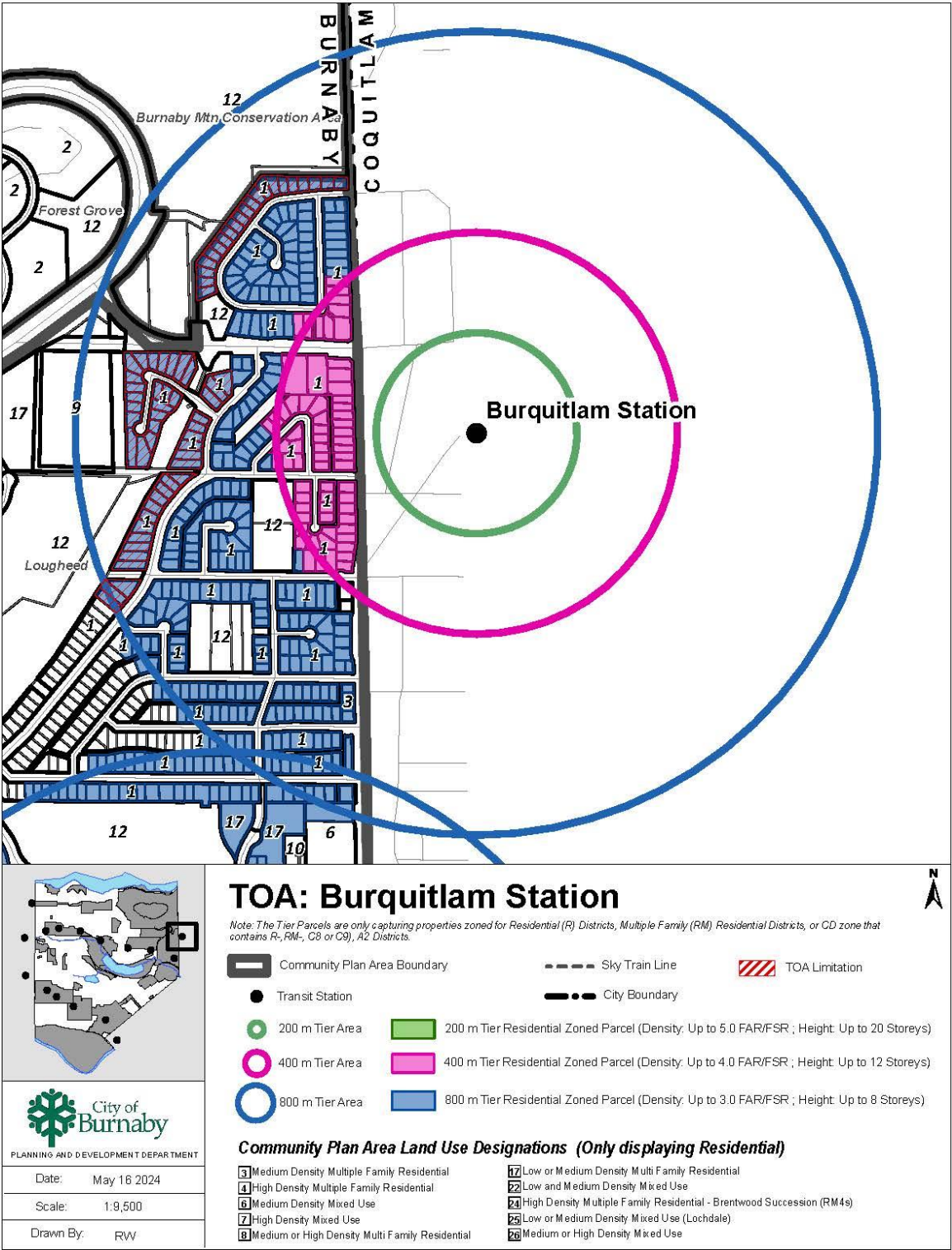
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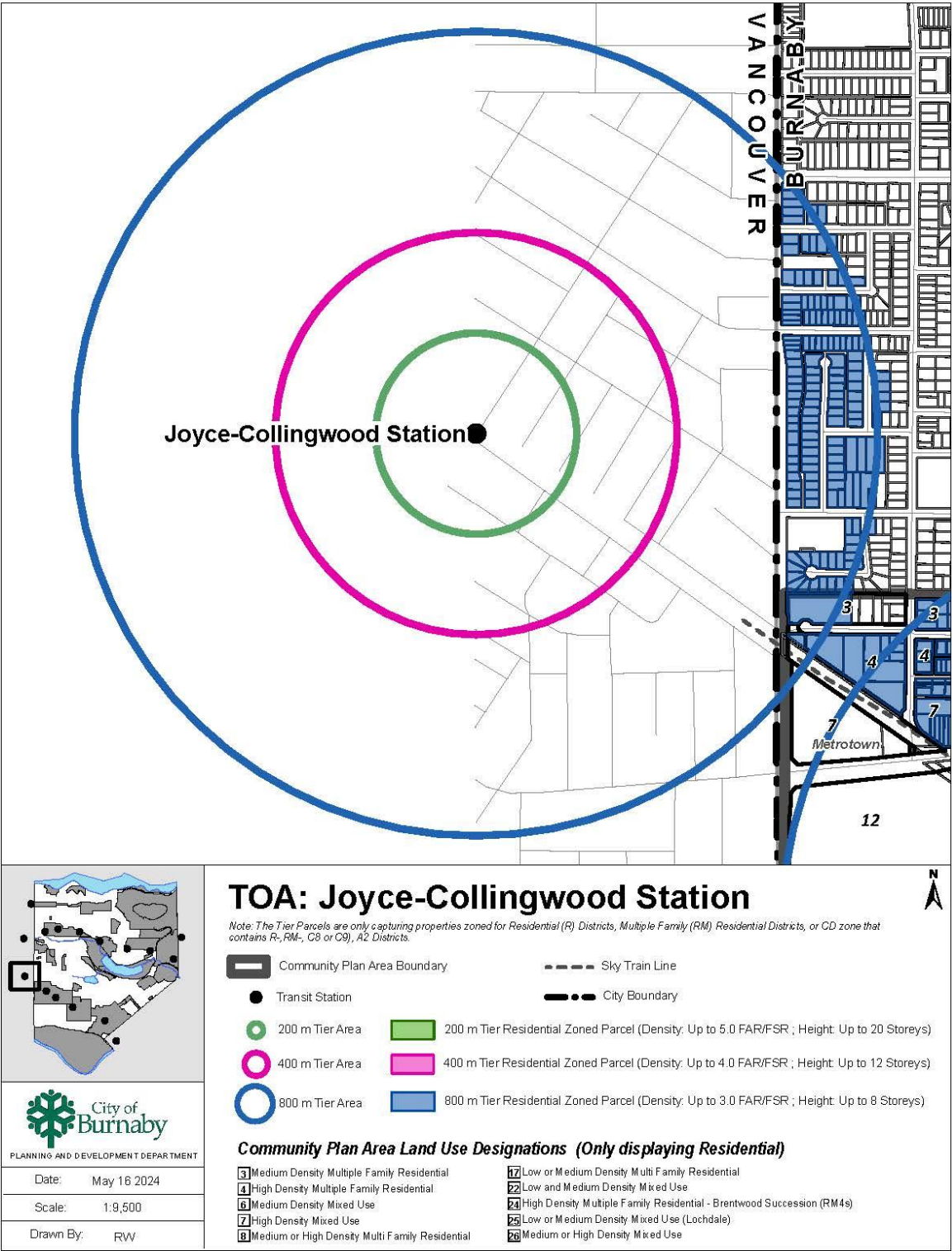
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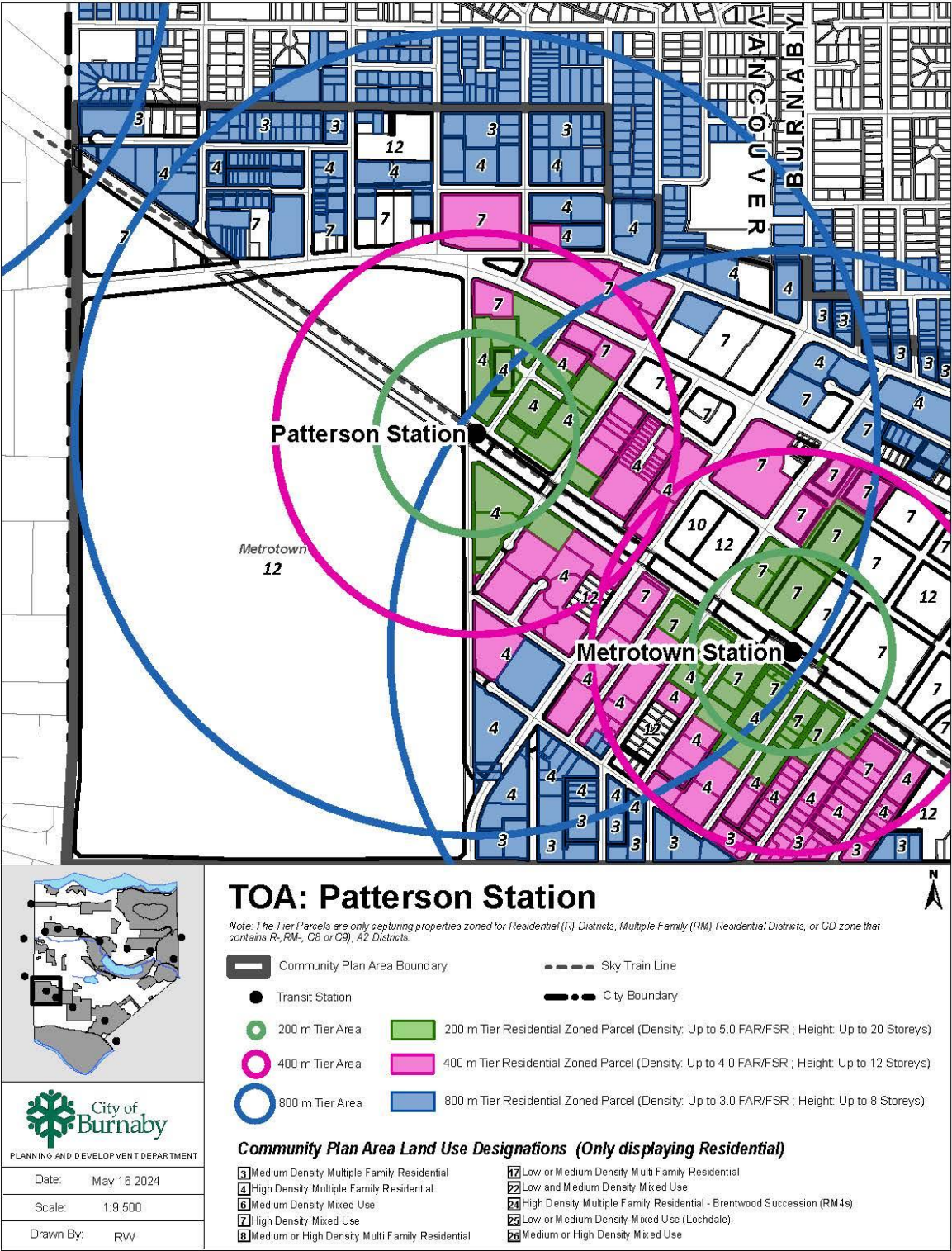
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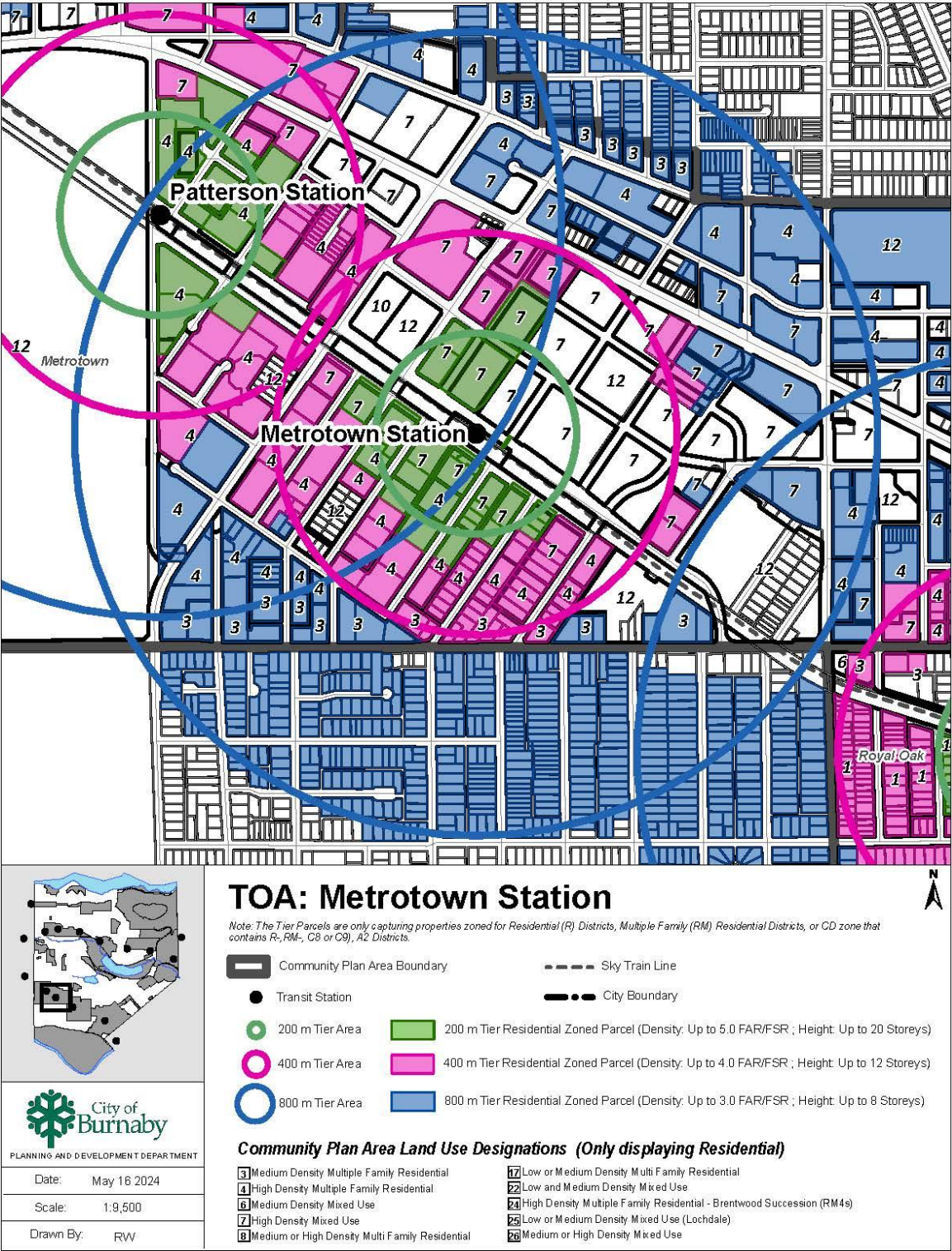
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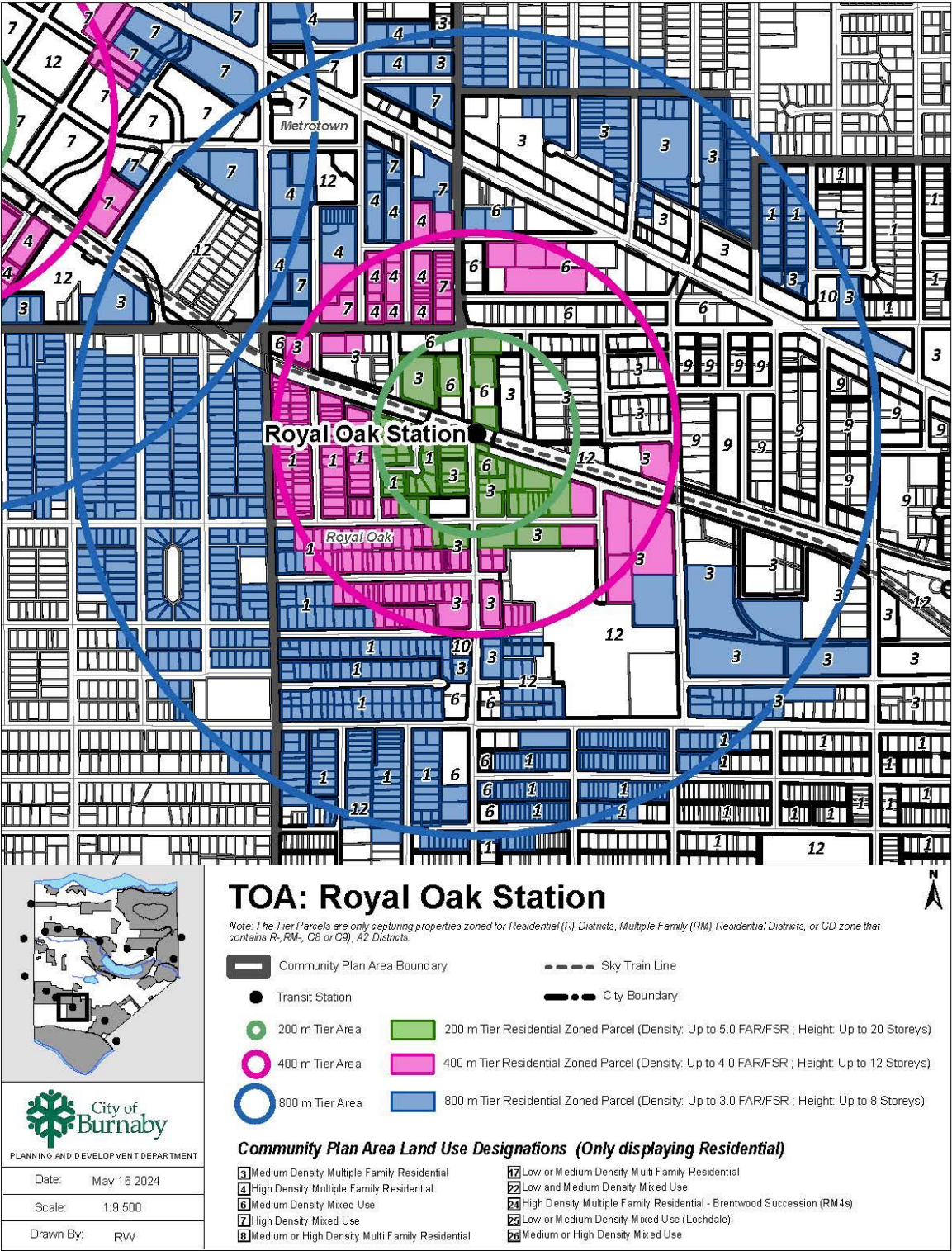
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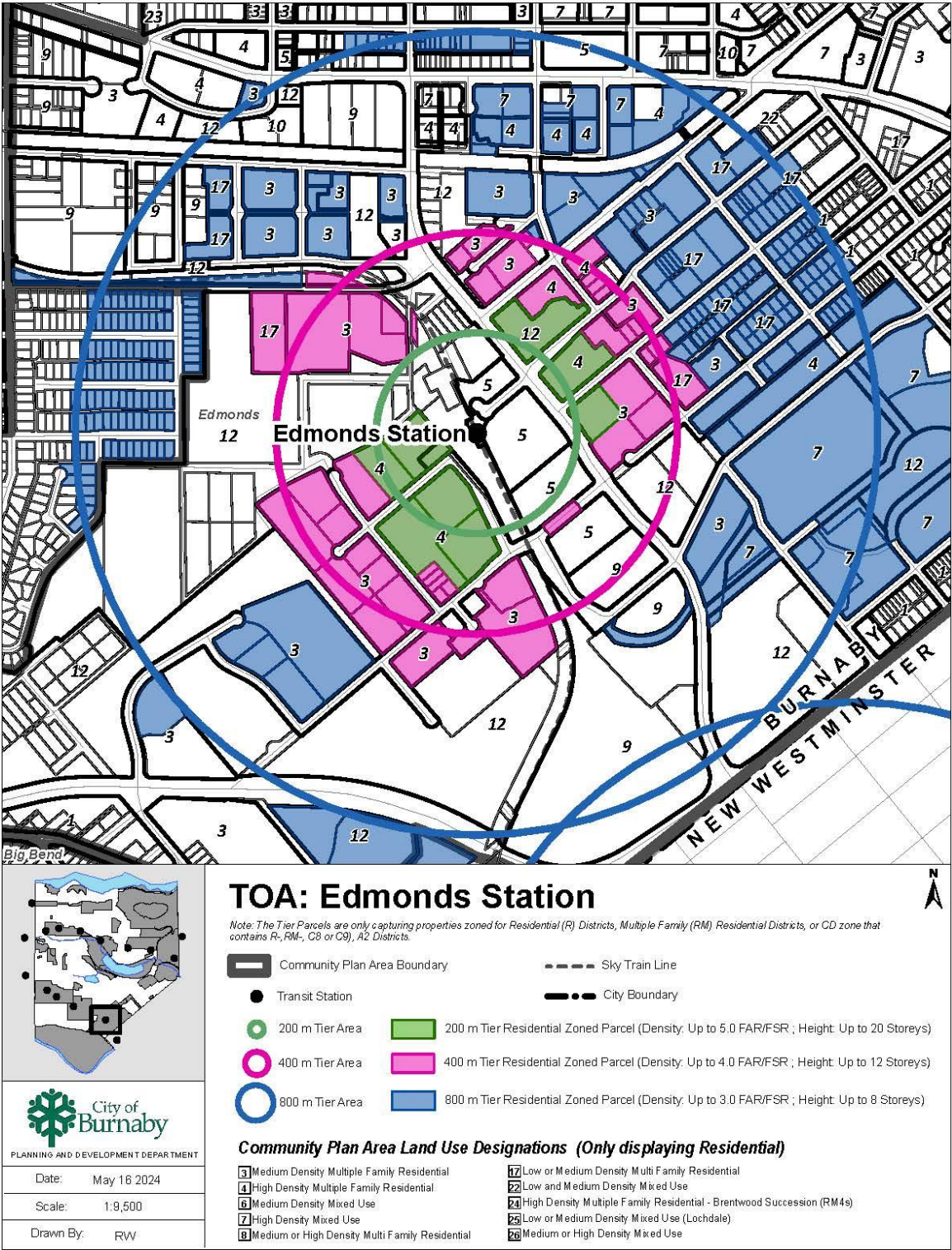
Schedule 13



Schedule 14



Schedule 15



Schedule 16

