



CITY OF RICHMOND

***TRANSIT-ORIENTED AREAS (TOA) DESIGNATION***

**BYLAW NO. 10560**

DATE OF ADOPTION – JUNE 24, 2024



---

**TRANSIT-ORIENTED AREAS (TOA) DESIGNATION BYLAW 10560**

**WHEREAS** the *Local Government Act* requires the municipality to designate **Transit-Oriented Areas (TOA)** by bylaw;

**WHEREAS** pursuant to this Bylaw the City of Richmond designates each **Transit-Oriented Area (TOA)** as identified in Schedule A attached to this Bylaw, in compliance with Provincial legislation and regulations; and

**NOW THEREFORE** the Council of the City of Richmond, in open meeting assembled, enacts as follows:

**PART ONE: DESIGNATION OF TOA**

- 1.1 Unless otherwise exempted by this Bylaw, the *Local Government Act*, or by the Province of British Columbia through regulation, order in council, or otherwise, the lands identified in Schedule A to this Bylaw are hereby designated as **Transit-Oriented Areas (TOA)** and any rezoning of such lands which includes residential use is subject to the **Minimum Density (MD) Framework** in Schedule B.

**PART TWO: EXEMPTIONS**

- 2.1 The **Minimum Density (MD) Framework** identified in Schedule B does not apply to:
- a) any lands which are subject to zoning that does not permit residential uses as per the **Zoning Bylaw**; and
  - b) any lands which are subject to zoning that permits ancillary or secondary residential use that is ancillary or secondary to:
    - i) industrial use as per the **Zoning Bylaw**; and
    - ii) agricultural use as per the **Zoning Bylaw**.
- 2.2 Federal or Provincial statutes and regulations regarding land use supersede, or have a limiting effect on, the **Minimum Density (MD) Framework**, including, but not limited to:
- a) lands located in the Agricultural Land Reserve;
  - b) lands subject to Airport Zoning Regulations under the *Aeronautics Act*;
  - c) Federal crown land;

- d) lands subject to flood plains, hazard areas, riparian areas and other environmentally sensitive area designations and related legislative requirements and restrictions; and
- e) heritage objects and sites that are subject to heritage designation bylaws, heritage revitalization agreements, or other such heritage protections pursuant to applicable legislation.

2.3 Where the **Official Community Plan** designates the land for non-residential uses only, **Council** has the discretion to deny a rezoning application, which includes residential use.

### **PART THREE: INTERPRETATION**

3.1 In this Bylaw and in the schedules, unless the context otherwise requires:

<b>Bylaw</b>	means this Bylaw.
<b>City</b>	means the City of Richmond.
<b>Council</b>	means the municipal Council of the <b>City</b> .
<b>Floor area ratio</b>	means floor area ratio as defined by the <b>Zoning Bylaw</b> .
<i>Local Government Act</i>	means the <i>Local Government Act, RSBC 2015, c 1.</i> , as may be amended or replaced from time to time.
<i>Local Government Transit-Oriented Areas Regulation</i>	means the <i>Local Government Transit-Oriented Areas Regulation, BC Reg 674/2023, as may be amended or replaced from time to time.</i>
<b>Minimum Density (MD) Framework</b>	means the minimum <b>floor area ratio</b> and building height values permitted as identified in Schedule B.
<b>Official Community Plan</b>	means, together, the City of Richmond <i>Official Community Plan Bylaw 9000</i> and the City of Richmond <i>Official Community Plan Bylaw 7100</i> , as may be amended or replaced from time to time.
<b>Transit-Oriented Area (TOA)</b>	means the geographic area within a prescribed distance from a prescribed transit station, both as defined by the <i>Local Government Transit-Oriented Areas Regulation</i> , and as identified in Schedule A.

**Zoning Bylaw**

means the City of Richmond *Zoning Bylaw 8500*, as may be amended or replaced from time to time.

**PART FOUR: SEVERABILITY**

4.1 If any part, section, sub-section, clause or sub-clause of this **Bylaw** is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

**PART FIVE: CITATION**

5.1 This Bylaw is cited as “**Transit-Oriented Areas (TOA) Designation Bylaw 10560**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

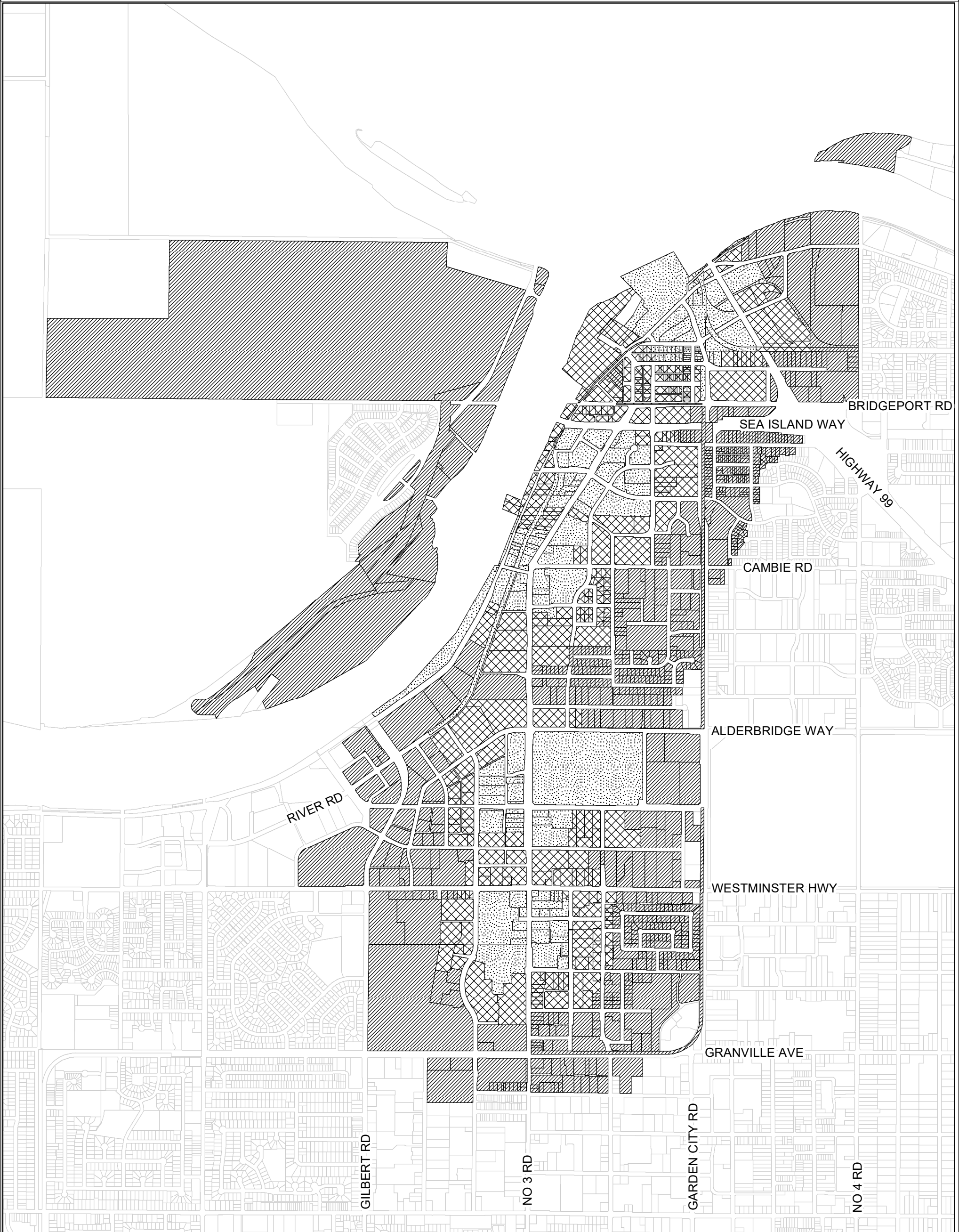
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

\_\_\_\_\_  
MAYOR




\_\_\_\_\_  
CORPORATE OFFICE

# SCHEDULE A TO BYLAW 10560



## Legend

### Parcels in TOA

-  Tier 1 (200m)
-  Tier 2 (400m)
-  Tier 3 (800m)

Note:  
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.  
Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.  
This IS NOT a legal document, and is published for information and convenience purposes only.  
© City of Richmond, 2024. All rights reserved. Not to be reproduced or distributed without permission.



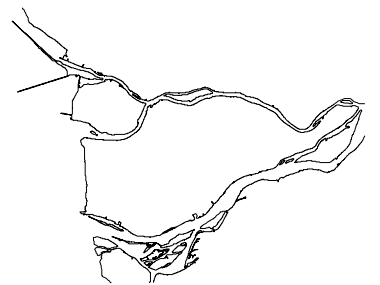
1:17,796



City of Richmond

0 130 260 520 Meters

May 29, 2024  
Prepared by Onkar Buttar



**SCHEDULE B TO BYLAW 10560**

**MINIMUM ALLOWABLE DENSITY FRAMEWORK (MD FRAMEWORK)<sup>1</sup>**

<b>TOA Type</b>	<b>Tier</b>	<b>Prescribed Distance (m)</b>	<b>Minimum Allowable Density (FAR)<sup>2</sup></b>	<b>Minimum Allowable Building Height (Storeys)<sup>3,4</sup></b>
SkyTrain	1	Less than 200	Up to 5.0	Up to 20
	2	200-400	Up to 4.0	Up to 12
	3	400-800	Up to 3.0	Up to 8

<sup>1</sup>Note: MD Framework only applies to rezoning of such lands which includes residential use and to those lands designated for residential use in the **Official Community Plan**.

<sup>2</sup>Note: FAR means **floor area ratio**.

<sup>3</sup>Note: for the purposes of measuring building height as per the **Zoning Bylaw**, each storey identified in the **MD Framework** is equivalent to 3.0 m in height.

<sup>4</sup>Note: Federal Airport Zoning Regulations (AZR) and associated building height limitations supersede the heights identified in the **MD Framework**.