

**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.

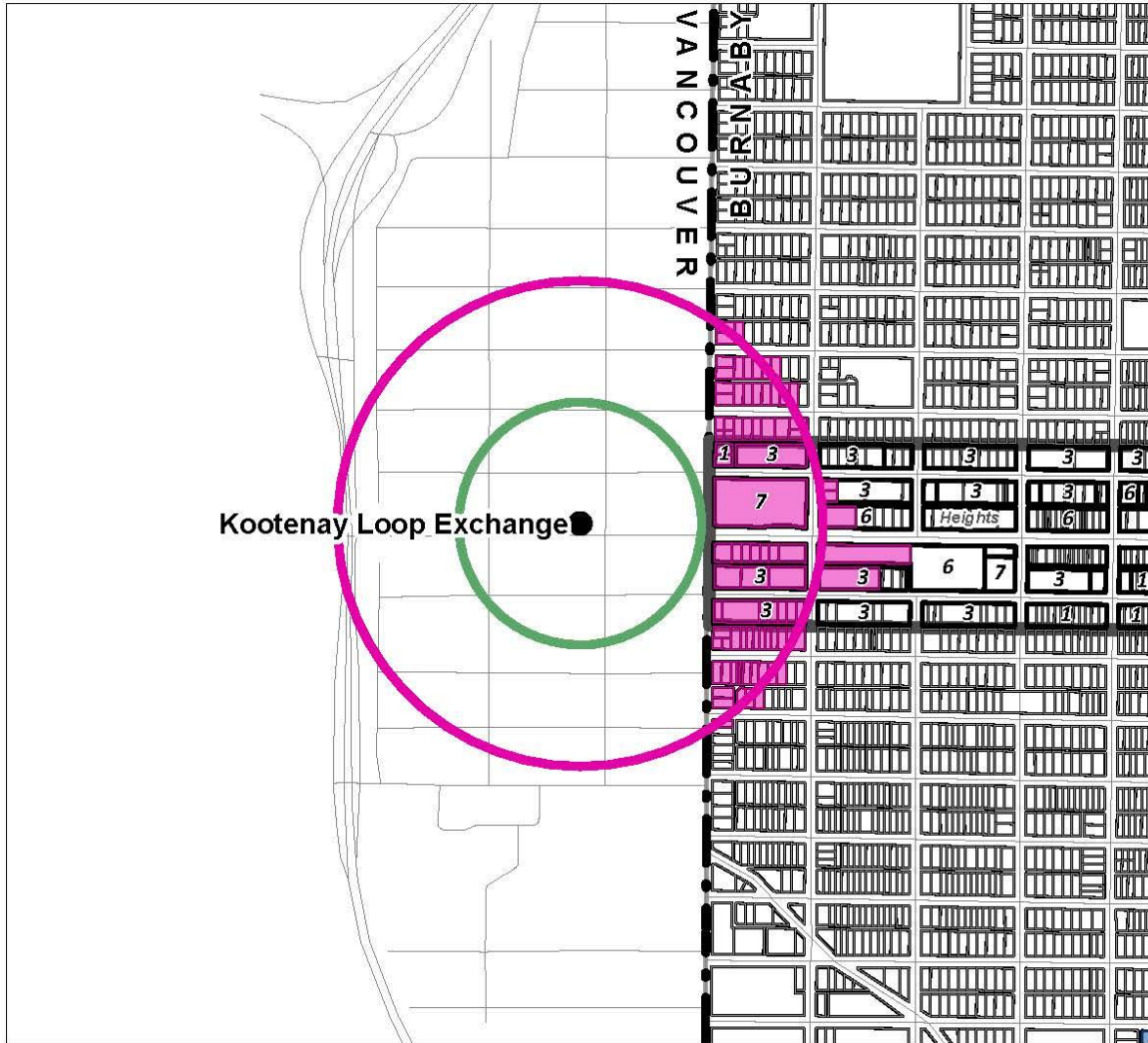
Read a first time this 2nd day of December, 2024
 Read a second time this 2nd day of December, 2024
 Read a third time this 2nd day of December, 2024
 Reconsidered and adopted this 16th day of December, 2024

MAYOR

CORPORATE OFFICER

Signed Original Bylaw on file.

Schedule 1



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 16 2024

Scale: 1:9,500

Drawn By: RW

TOA: Kootenay Loop Exchange

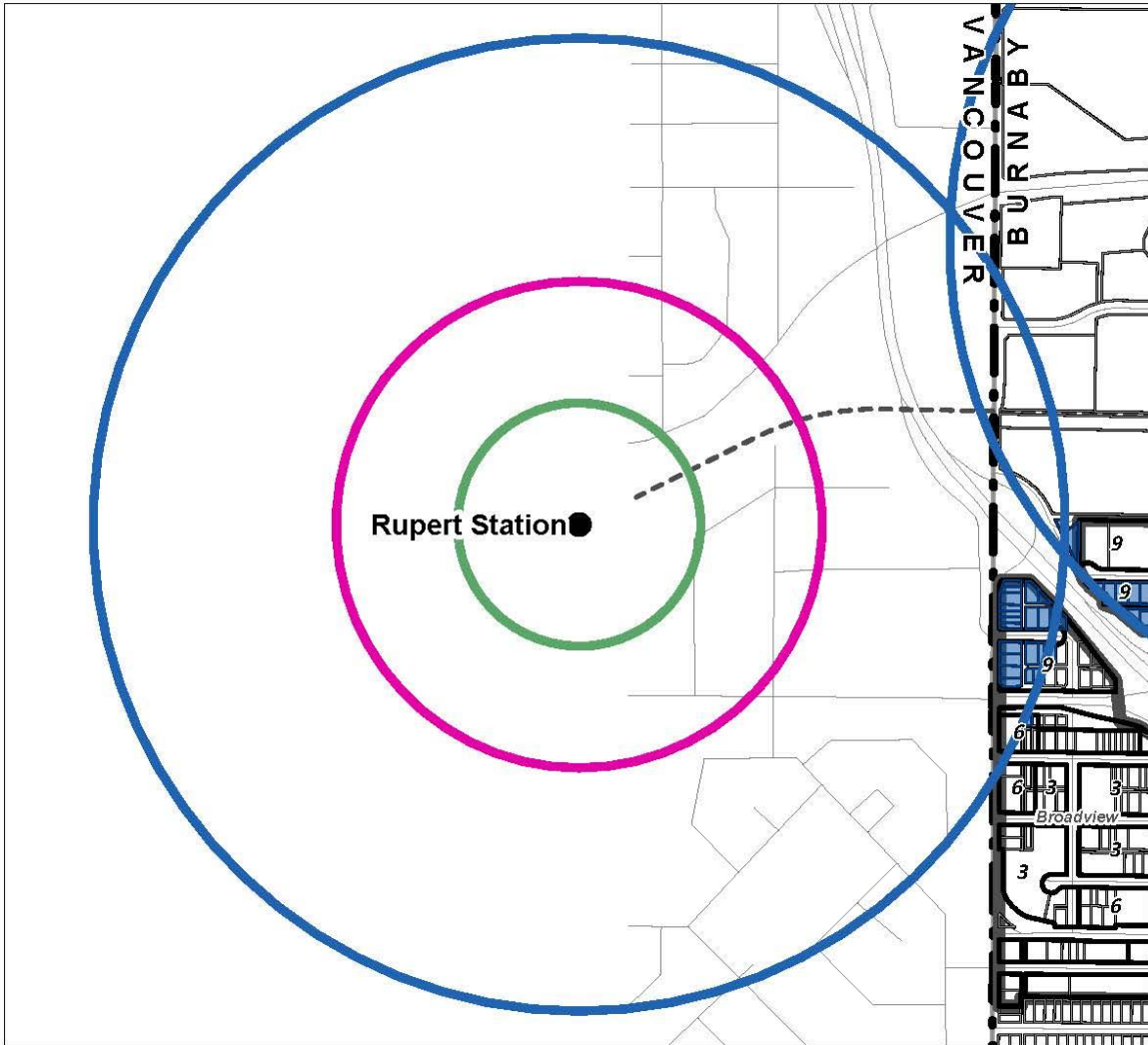
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9, A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- Medium Density Multiple Family Residential
- High Density Multiple Family Residential
- Medium Density Mixed Use
- High Density Mixed Use
- Medium or High Density Multi Family Residential
- Low or Medium Density Multi Family Residential
- Low and Medium Density Mixed Use
- High Density Multiple Family Residential - Brentwood Succession (RM4s)
- Low or Medium Density Mixed Use (Lochdale)
- Medium or High Density Mixed Use

Schedule 2



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date:	May 16 2024
Scale:	1:9,500
Drawn By:	RW

TOA: Rupert Station

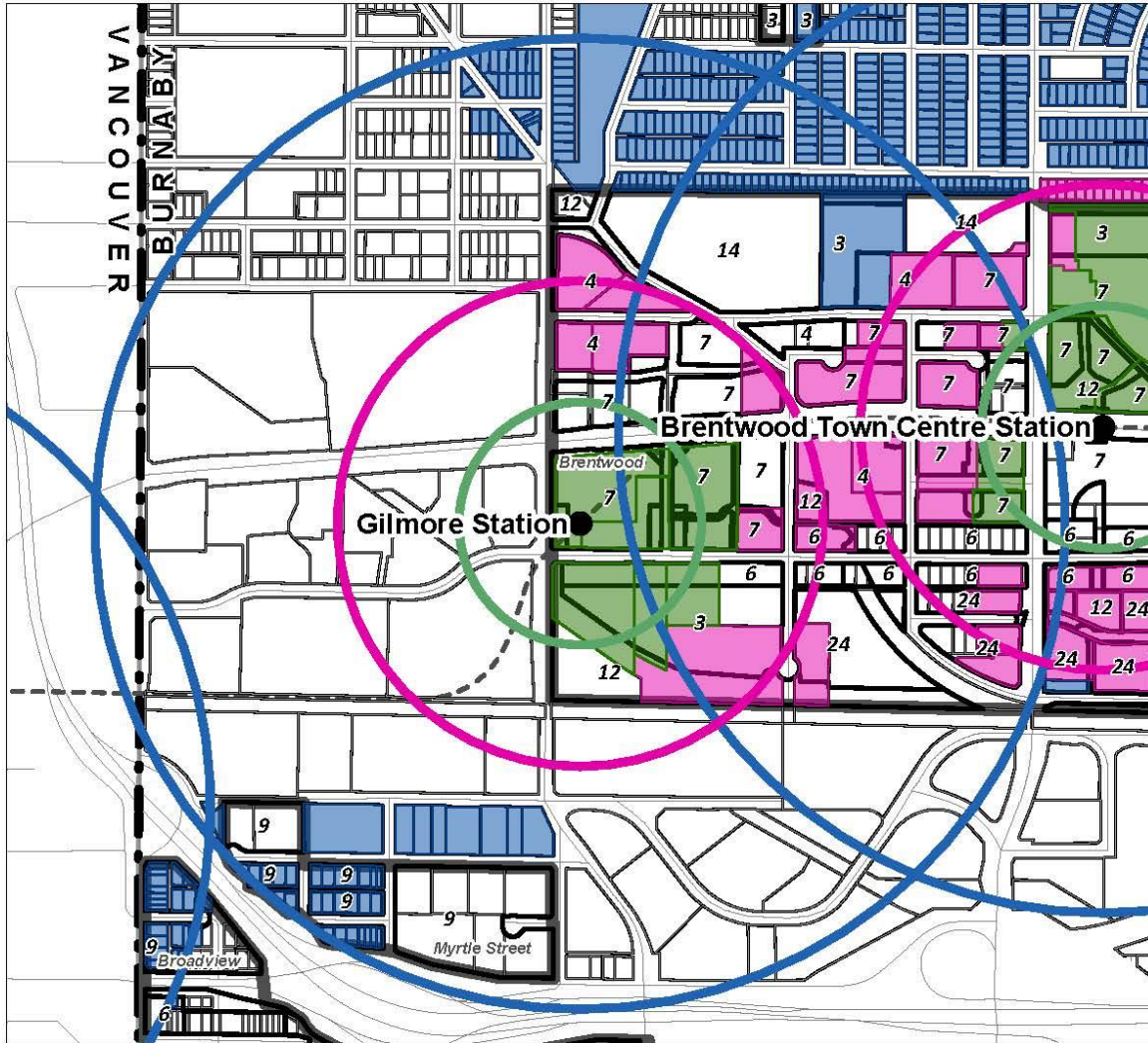
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9, A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- | | |
|---|--|
| Medium Density Multiple Family Residential | Low or Medium Density Multi Family Residential |
| High Density Multiple Family Residential | Low and Medium Density Mixed Use |
| Medium Density Mixed Use | High Density Multiple Family Residential - Brentwood Succession (RM4s) |
| High Density Mixed Use | Low or Medium Density Mixed Use (Lochdale) |
| Medium or High Density Multi Family Residential | Medium or High Density Mixed Use |

Schedule 3



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 16 2024

Scale: 1:9,500

Drawn By: RW

TOA: Gilmore Station

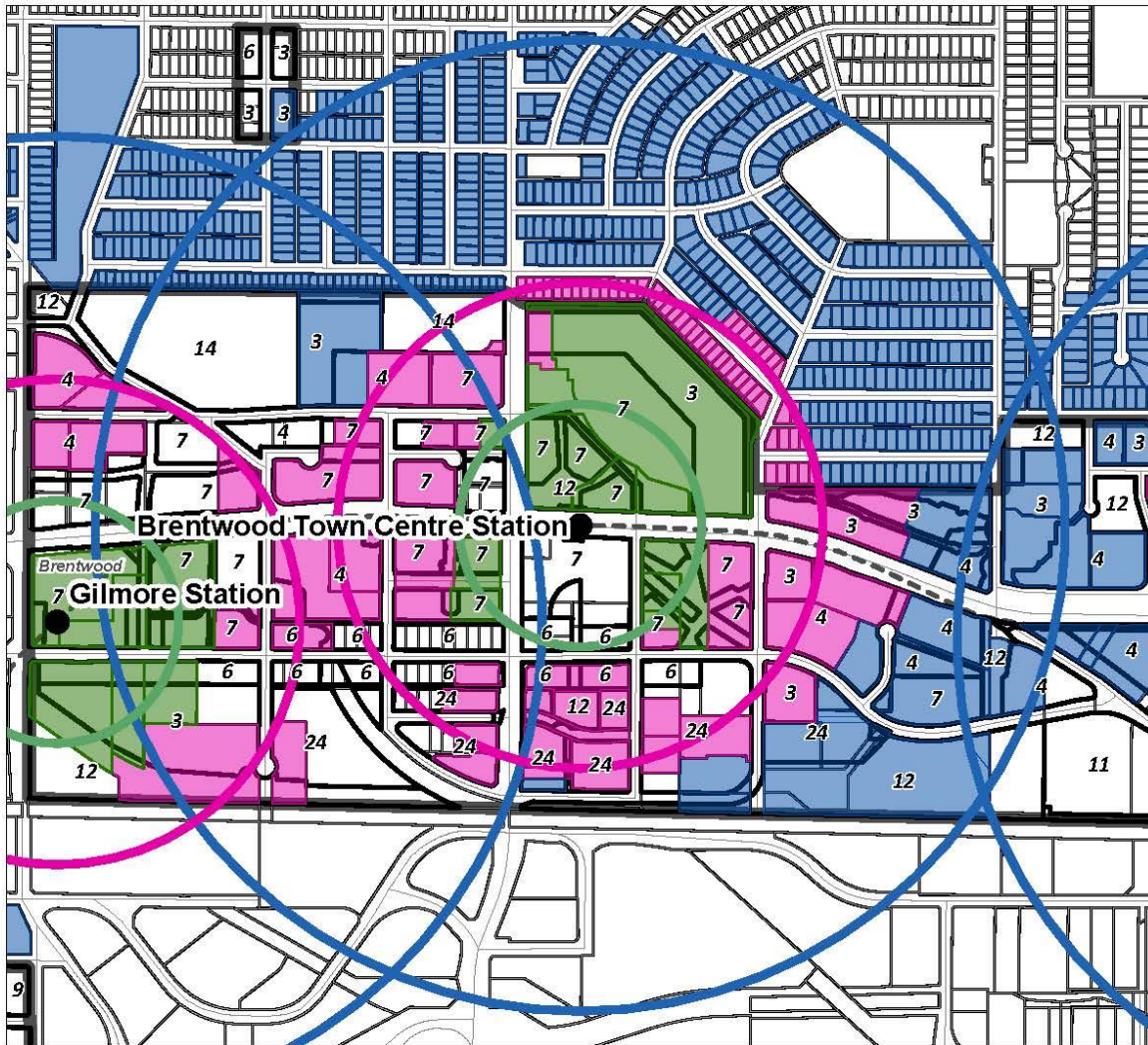
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9), A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- Medium Density Multiple Family Residential
- High Density Multiple Family Residential
- Medium Density Mixed Use
- High Density Mixed Use
- Medium or High Density Multi Family Residential
- Low or Medium Density Multi Family Residential
- Low and Medium Density Mixed Use
- High Density Multiple Family Residential - Brentwood Succession (RM4s)
- Low or Medium Density Mixed Use (Lochdale)
- Medium or High Density Mixed Use

Schedule 4



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 16 2024

Scale: 1:9,500

Drawn By: RW

TOA: Brentwood Town Centre Station

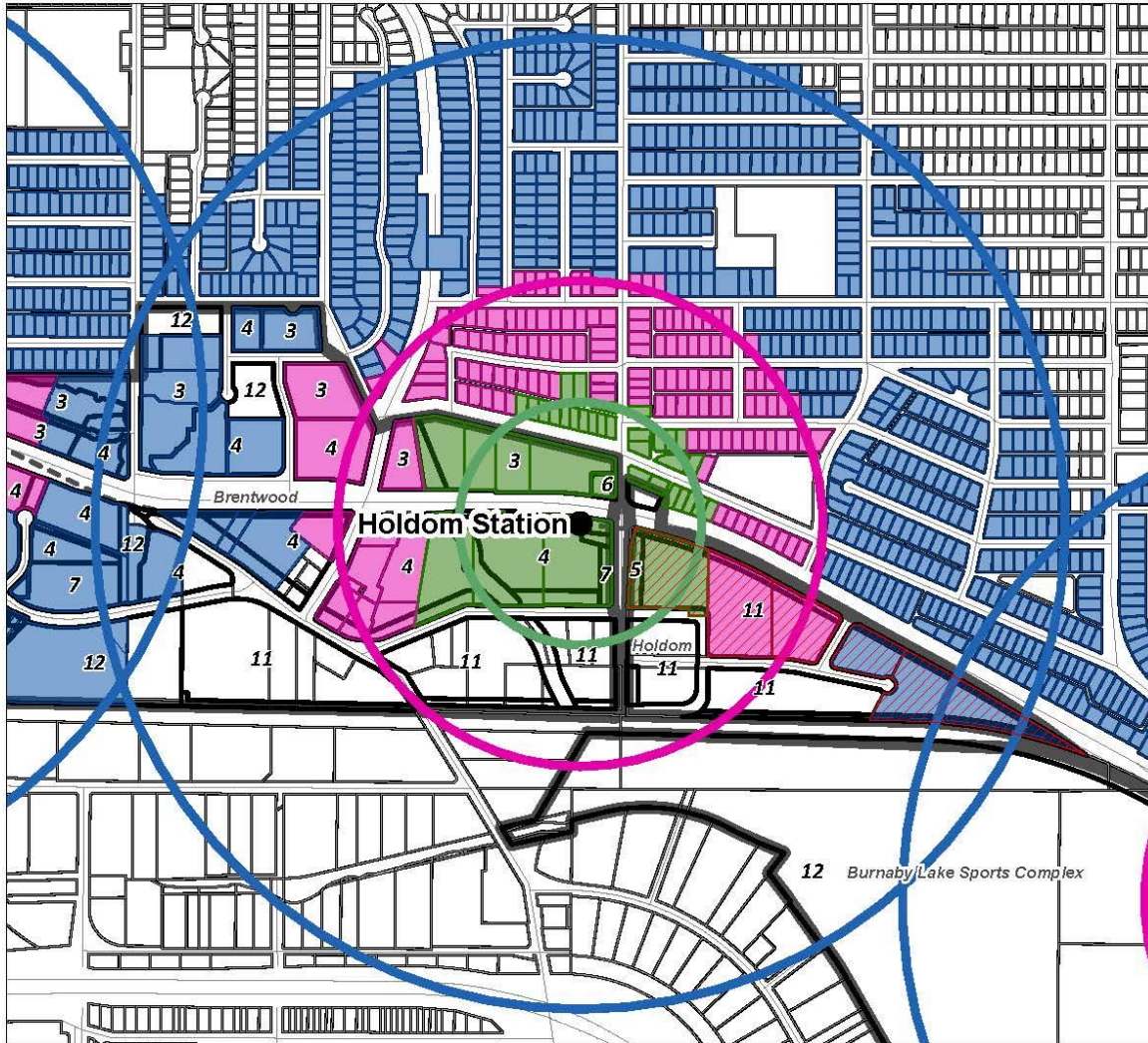
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, CB or C9), A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- Medium Density Multiple Family Residential
- High Density Multiple Family Residential
- Medium Density Mixed Use
- High Density Mixed Use
- Medium or High Density Multi Family Residential
- Low or Medium Density Multi Family Residential
- Low and Medium Density Mixed Use
- High Density Multiple Family Residential - Brentwood Succession (RM4s)
- Low or Medium Density Mixed Use (Lochdale)
- Medium or High Density Mixed Use

Schedule 5



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 16 2024
Scale: 1:9,500
Drawn By: RW

TOA: Holdom Station

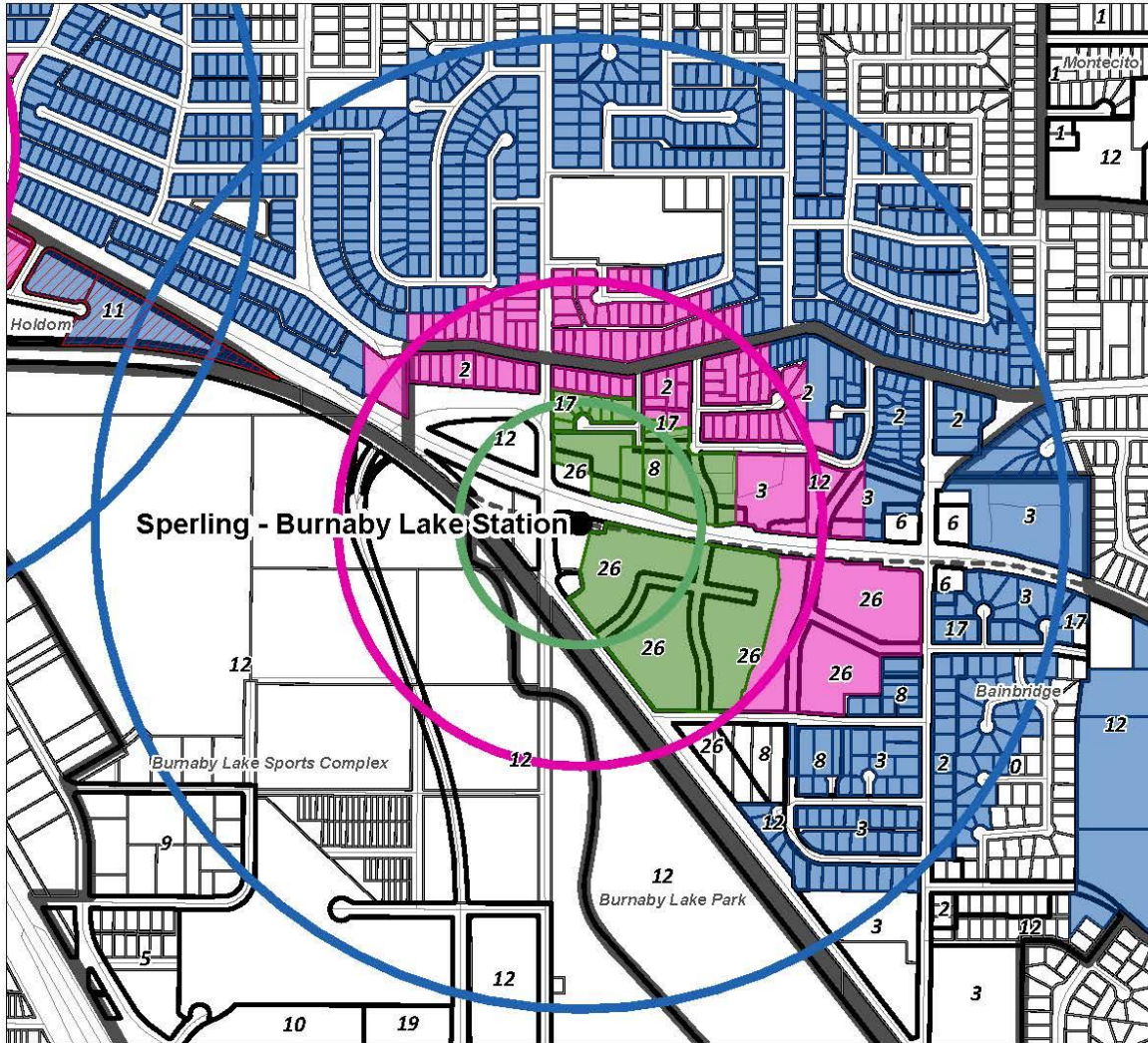
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9, A2 Districts.

- Community Plan Area Boundary
- Transit Station
- 200 m Tier Area
- 400 m Tier Area
- 800 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)
- Sky Train Line
- City Boundary
- TOA Limitation

Community Plan Area Land Use Designations (Only displaying Residential)

- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 8 Medium or High Density Multi Family Residential
- 17 Low or Medium Density Multi Family Residential
- 22 Low and Medium Density Mixed Use
- 24 High Density Multiple Family Residential - Brentwood Succession (RM4s)
- 25 Low or Medium Density Mixed Use (Lochdale)
- 26 Medium or High Density Mixed Use

Schedule 6



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 16 2024

Scale: 1:9,500

Drawn By: RW

TOA: Sperling - Burnaby Lake Station

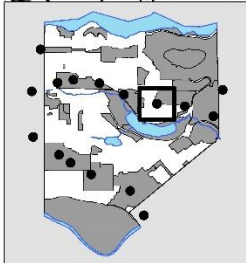
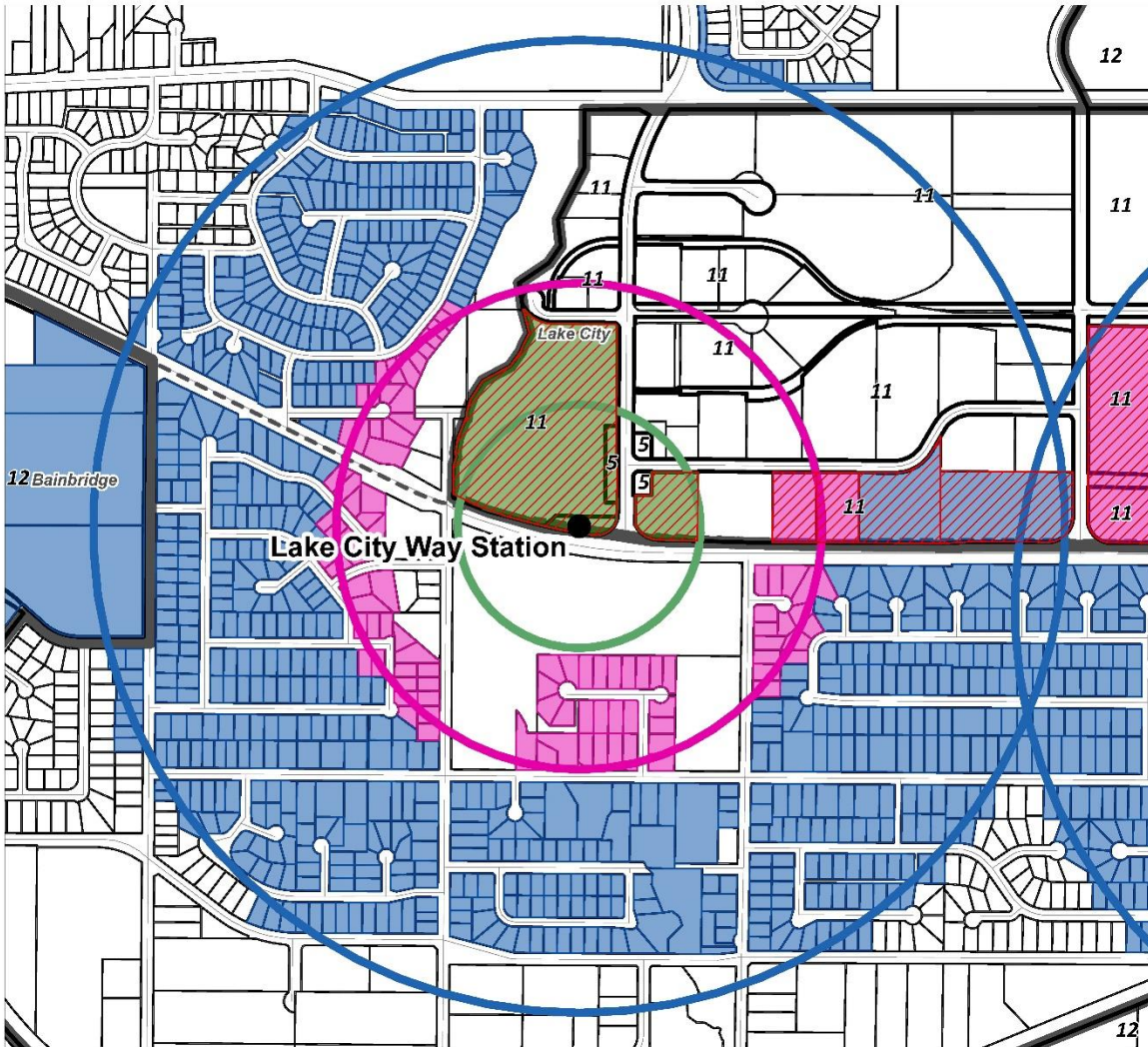
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9), A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- TOA Limitation
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- Medium Density Multiple Family Residential
- High Density Multiple Family Residential
- Medium Density Mixed Use
- High Density Mixed Use
- Medium or High Density Multi Family Residential
- Low or Medium Density Multi Family Residential
- Low and Medium Density Mixed Use
- High Density Multiple Family Residential - Brentwood Succession (RM4s)
- Low or Medium Density Mixed Use (Lochdale)
- Medium or High Density Mixed Use

Schedule 7



TOA: Lake City Way Station

Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9, A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- TOA Limitation
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 8 Medium or High Density Multi Family Residential
- 17 Low or Medium Density Multi Family Residential
- 22 Low and Medium Density Mixed Use
- 24 High Density Multiple Family Residential - Brentwood Succession (RM4s)
- 26 Low or Medium Density Mixed Use (Lochdale)
- 28 Medium or High Density Mixed Use

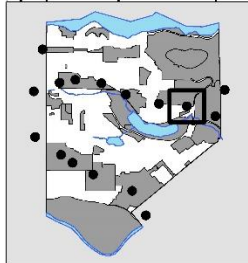
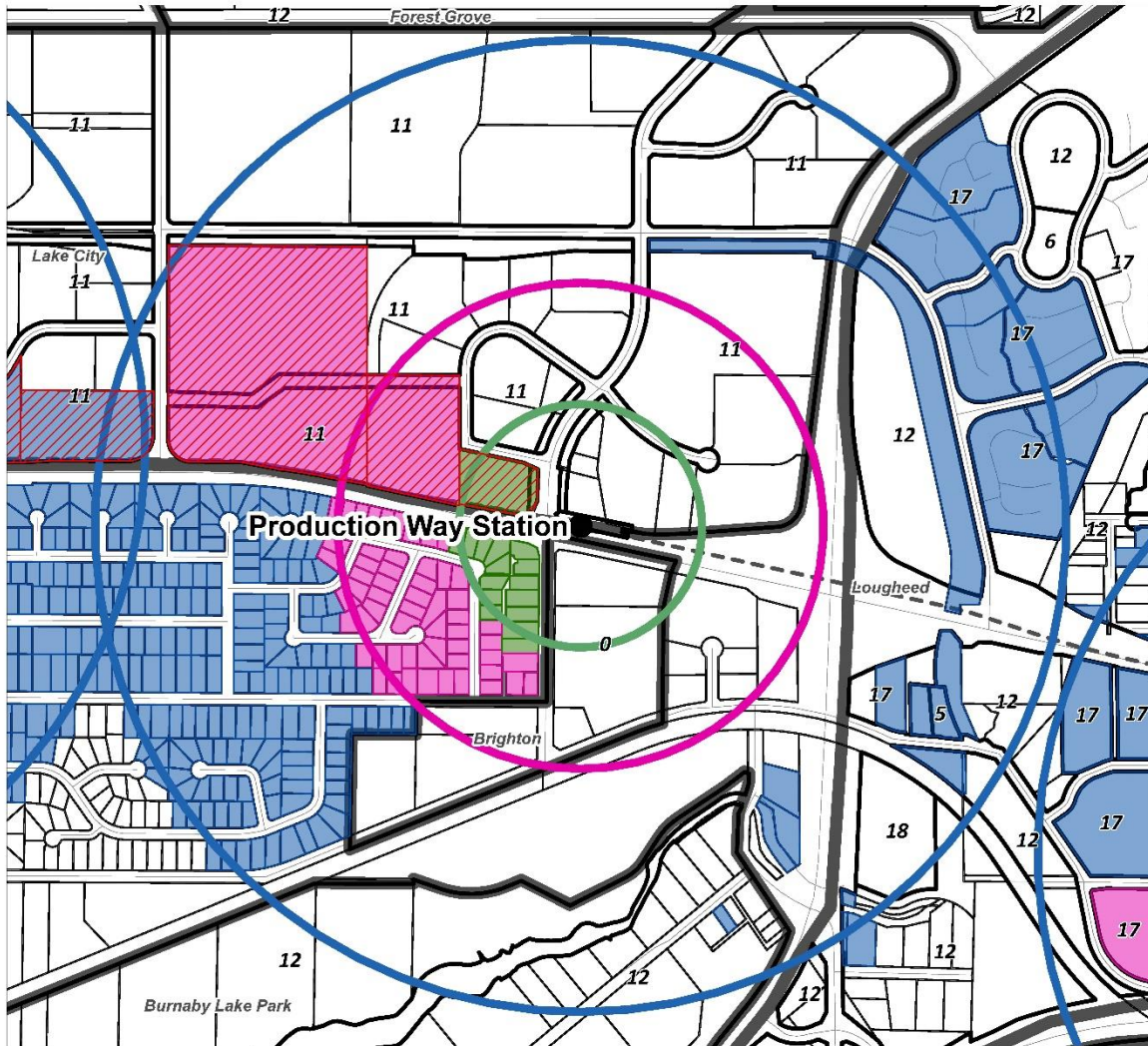
City of Burnaby
 PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 16 2024

Scale: 1:9,500

Drawn By: RW

Schedule 8



TOA: Production Way Station

Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C6 or C9, A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- TOA Limitation
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 8 Medium or High Density Multi Family Residential
- 17 Low or Medium Density Multi Family Residential
- 22 Low and Medium Density Mixed Use
- 24 High Density Multiple Family Residential - Brentwood Succession (RM4s)
- 26 Low or Medium Density Mixed Use (Lochdale)
- 28 Medium or High Density Mixed Use

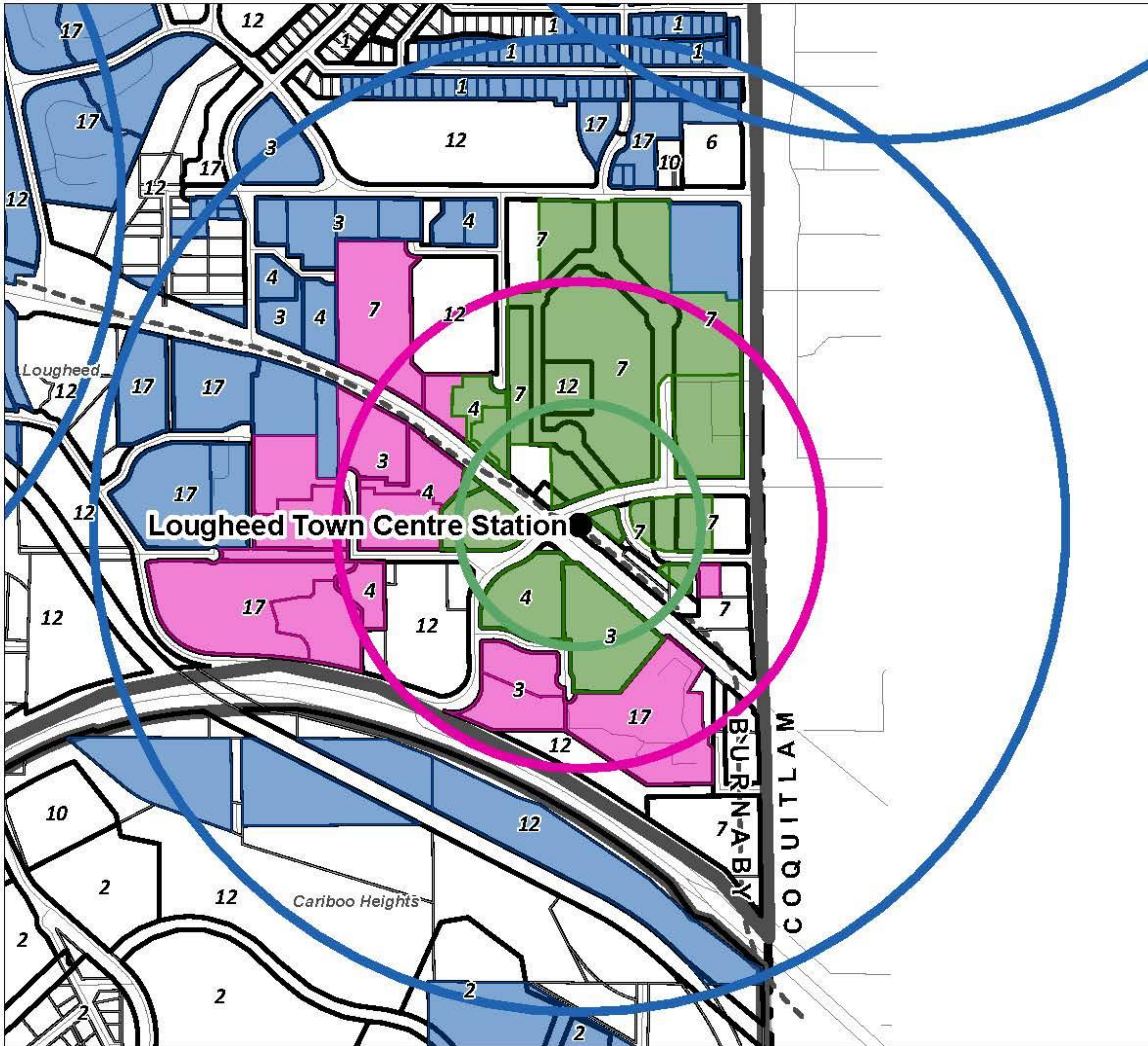
City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 16 2024

Scale: 1:9,500

Drawn By: RW

Schedule 9



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date:	May 16 2024
Scale:	1:9,500
Drawn By:	RW

TOA: Lougheed Town Centre Station

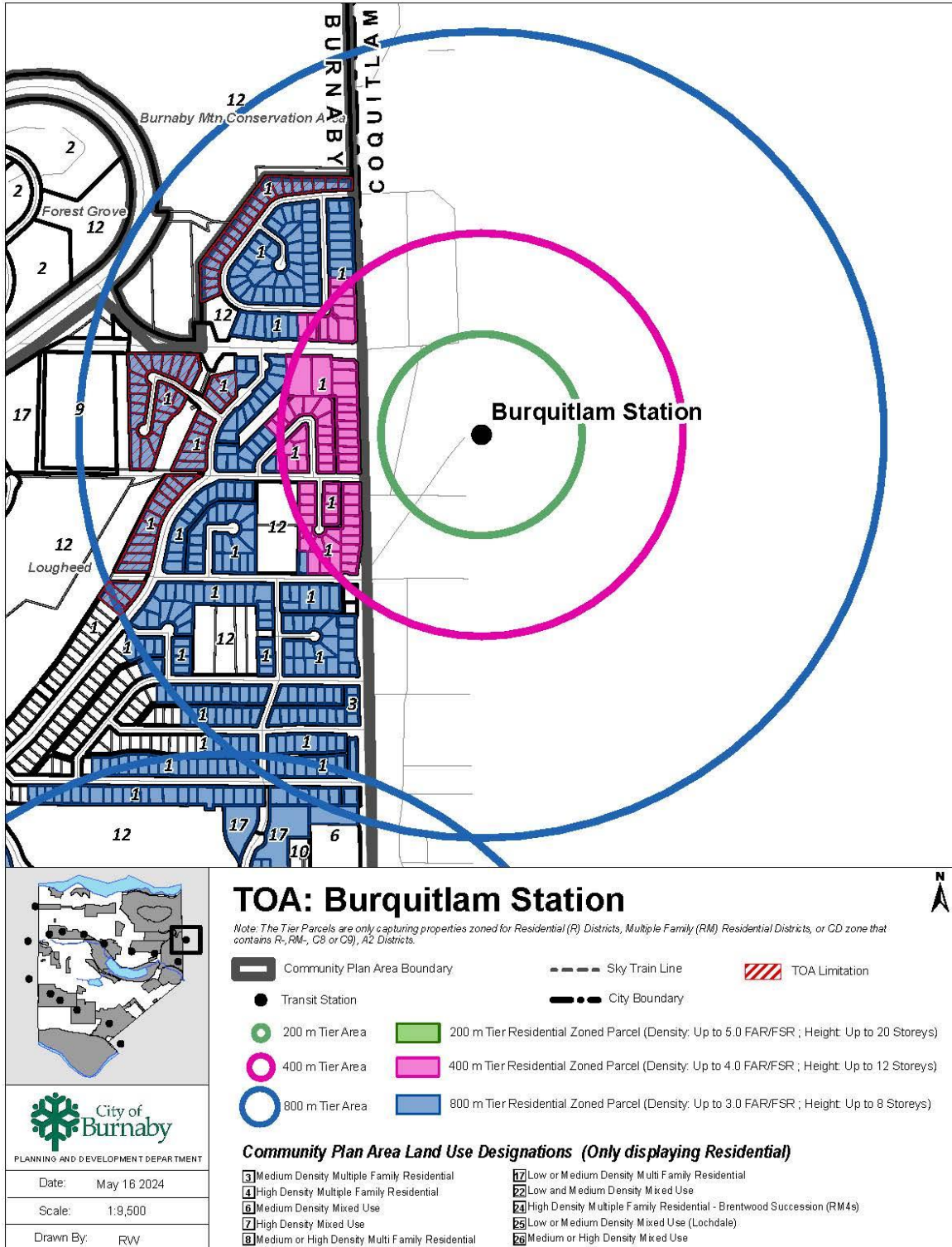
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9, A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

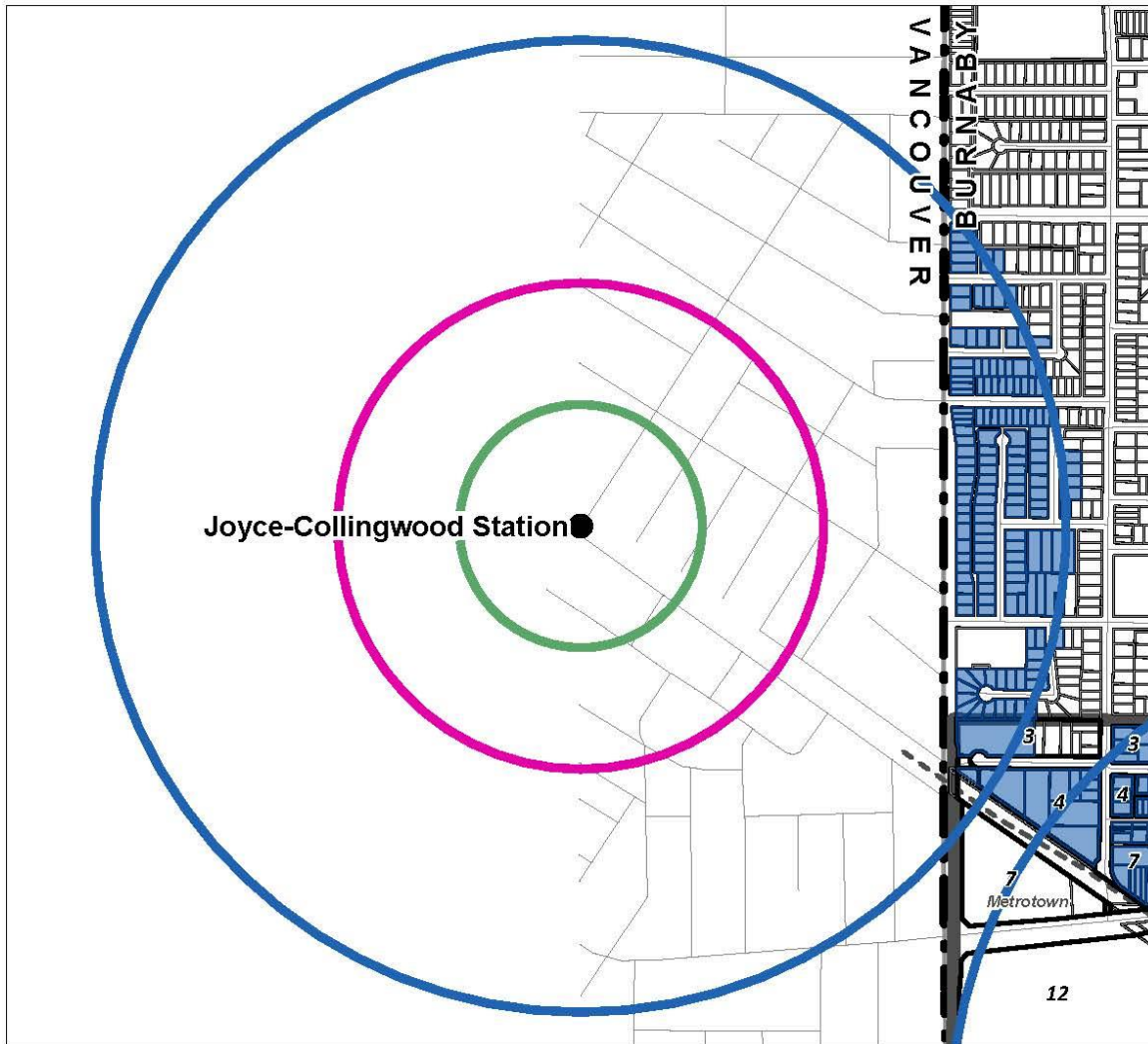
Community Plan Area Land Use Designations (Only displaying Residential)

- | | |
|---|--|
| Medium Density Multiple Family Residential | Low or Medium Density Multi Family Residential |
| High Density Multiple Family Residential | Low and Medium Density Mixed Use |
| Medium Density Mixed Use | High Density Multiple Family Residential - Brentwood Succession (RM4s) |
| High Density Mixed Use | Low or Medium Density Mixed Use (Lochdale) |
| Medium or High Density Multi Family Residential | Medium or High Density Mixed Use |

Schedule 10



Schedule 11



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date:	May 16 2024
Scale:	1:9,500
Drawn By:	RW

TOA: Joyce-Collingwood Station

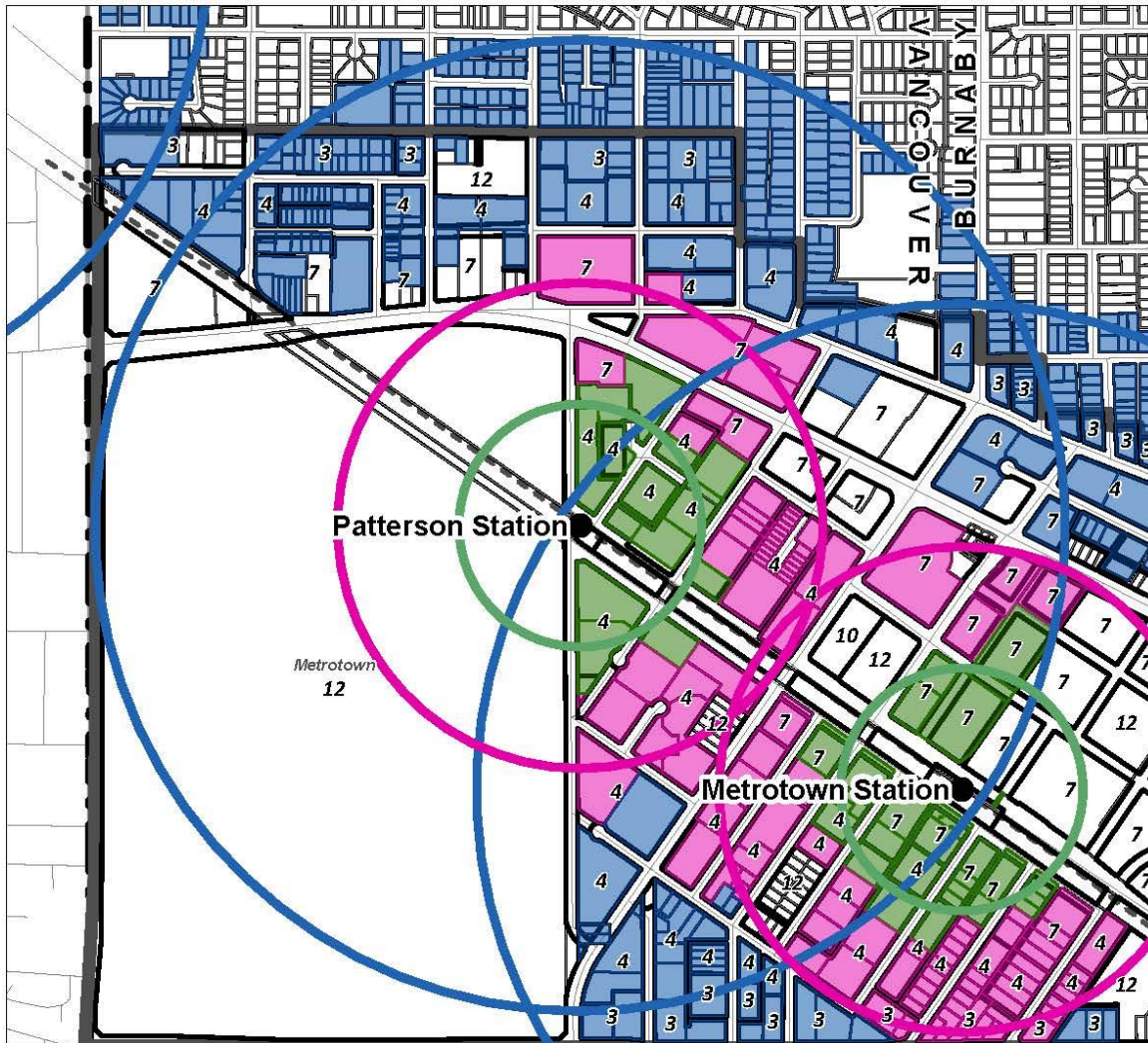
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9, A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- Medium Density Multiple Family Residential
- High Density Multiple Family Residential
- Medium Density Mixed Use
- High Density Mixed Use
- Medium or High Density Multi Family Residential
- Low or Medium Density Multi Family Residential
- Low and Medium Density Mixed Use
- High Density Multiple Family Residential - Brentwood Succession (RM4s)
- Low or Medium Density Mixed Use (Lochdale)
- Medium or High Density Mixed Use

Schedule 12



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 16 2024

Scale: 1:9,500

Drawn By: RW

TOA: Patterson Station

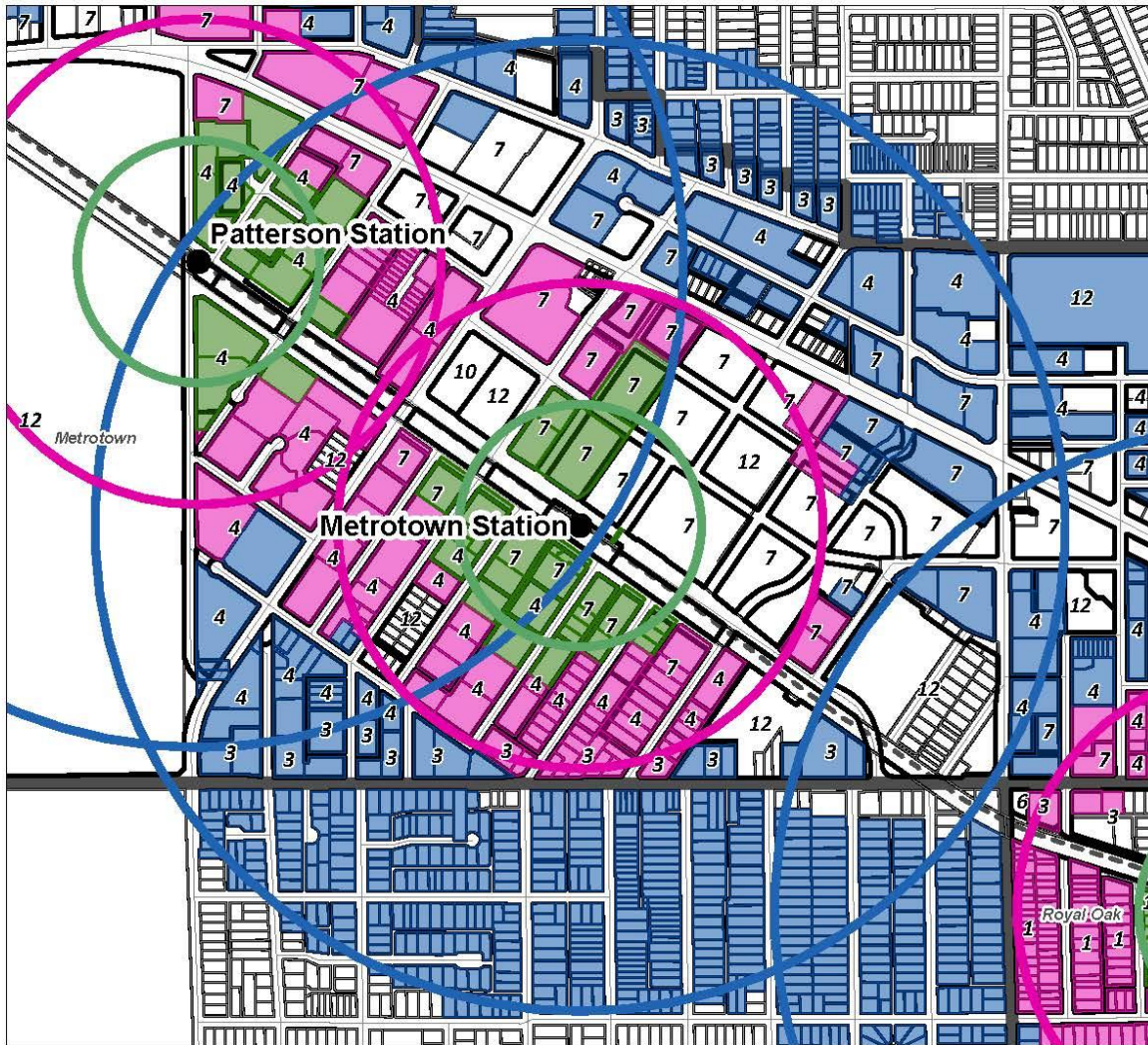
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9), A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- Medium Density Multiple Family Residential
- High Density Multiple Family Residential
- Medium Density Mixed Use
- High Density Mixed Use
- Medium or High Density Multi Family Residential
- Low or Medium Density Multi Family Residential
- Low and Medium Density Mixed Use
- High Density Multiple Family Residential - Brentwood Succession (RM4s)
- Low or Medium Density Mixed Use (Lochdale)
- Medium or High Density Mixed Use

Schedule 13



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 16 2024

Scale: 1:9,500

Drawn By: RW

TOA: Metrotown Station

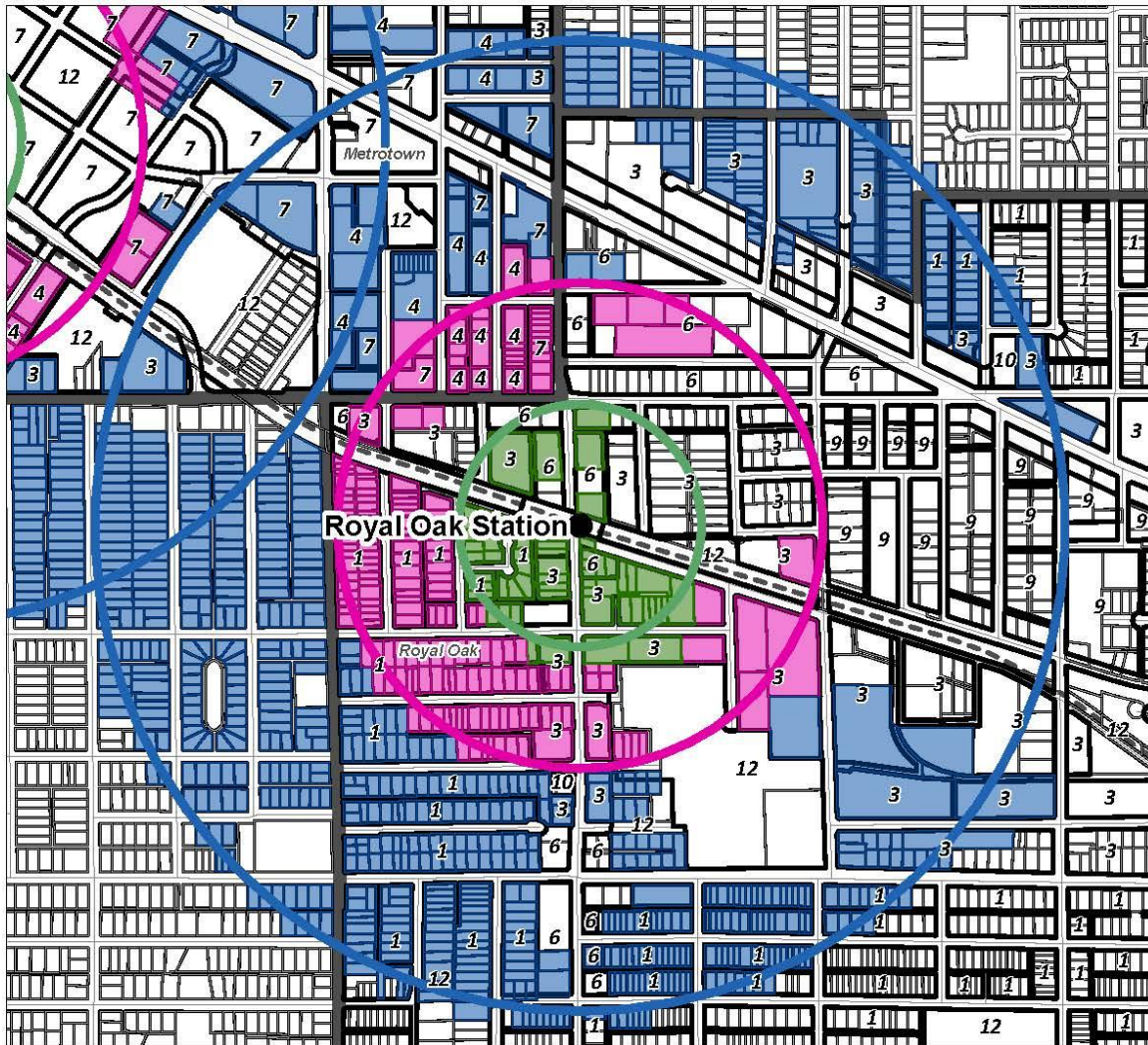
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9, A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 8 Medium or High Density Multi Family Residential
- 17 Low or Medium Density Multi Family Residential
- 22 Low and Medium Density Mixed Use
- 24 High Density Multiple Family Residential - Brentwood Succession (RM4s)
- 25 Low or Medium Density Mixed Use (Lochdale)
- 26 Medium or High Density Mixed Use

Schedule 14



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 16 2024

Scale: 1:9,500

Drawn By: RW

TOA: Royal Oak Station

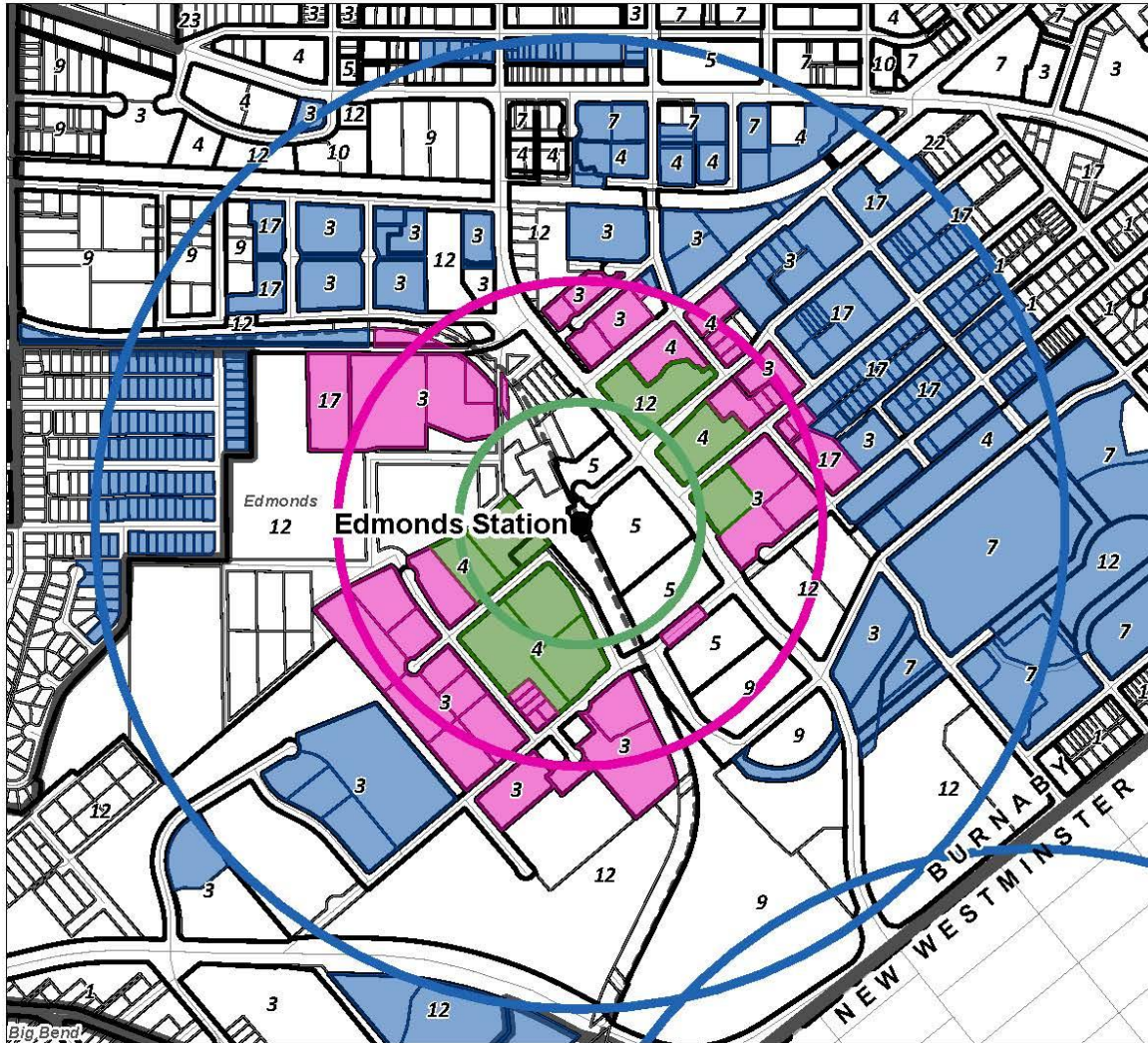
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, CB or C9), A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- Medium Density Multiple Family Residential
- High Density Multiple Family Residential
- Medium Density Mixed Use
- High Density Mixed Use
- Medium or High Density Multi Family Residential
- Low or Medium Density Multi Family Residential
- Low and Medium Density Mixed Use
- High Density Multiple Family Residential - Brentwood Succession (RM4s)
- Low or Medium Density Mixed Use (Lochdale)
- Medium or High Density Mixed Use

Schedule 15



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 16 2024

Scale: 1:9,500

Drawn By: RW

TOA: Edmonds Station

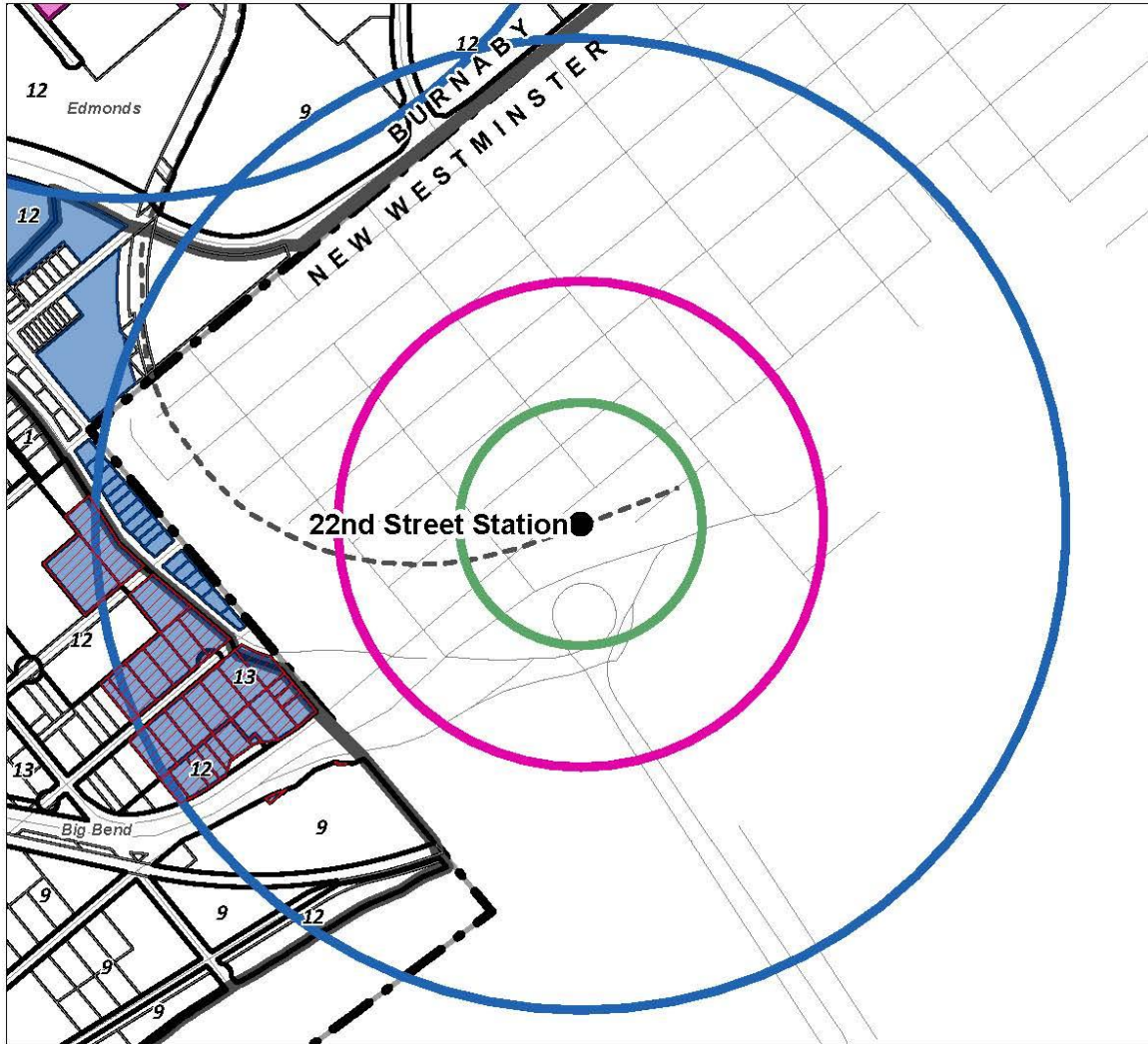
Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9, A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- Medium Density Multiple Family Residential
- High Density Multiple Family Residential
- Medium Density Mixed Use
- High Density Mixed Use
- Medium or High Density Multi Family Residential
- Low or Medium Density Multi Family Residential
- Low and Medium Density Mixed Use
- High Density Multiple Family Residential - Brentwood Succession (RM4s)
- Low or Medium Density Mixed Use (Lochdale)
- Medium or High Density Mixed Use

Schedule 16



City of Burnaby
PLANNING AND DEVELOPMENT DEPARTMENT

Date:	May 16 2024
Scale:	1:9,500
Drawn By:	RW

TOA: 22nd Street Station

Note: The Tier Parcels are only capturing properties zoned for Residential (R) Districts, Multiple Family (RM) Residential Districts, or CD zone that contains R-, RM-, C8 or C9), A2 Districts.

- Community Plan Area Boundary
- Sky Train Line
- TOA Limitation
- Transit Station
- City Boundary
- 200 m Tier Area
- 200 m Tier Residential Zoned Parcel (Density: Up to 5.0 FAR/FSR ; Height: Up to 20 Storeys)
- 400 m Tier Area
- 400 m Tier Residential Zoned Parcel (Density: Up to 4.0 FAR/FSR ; Height: Up to 12 Storeys)
- 800 m Tier Area
- 800 m Tier Residential Zoned Parcel (Density: Up to 3.0 FAR/FSR ; Height: Up to 8 Storeys)

Community Plan Area Land Use Designations (Only displaying Residential)

- | | |
|---|--|
| Medium Density Multiple Family Residential | Low or Medium Density Multi Family Residential |
| High Density Multiple Family Residential | Low and Medium Density Mixed Use |
| Medium Density Mixed Use | High Density Multiple Family Residential - Brentwood Succession (RM4s) |
| High Density Mixed Use | Low or Medium Density Mixed Use (Lochdale) |
| Medium or High Density Multi Family Residential | Medium or High Density Mixed Use |