



Transit-Oriented Area

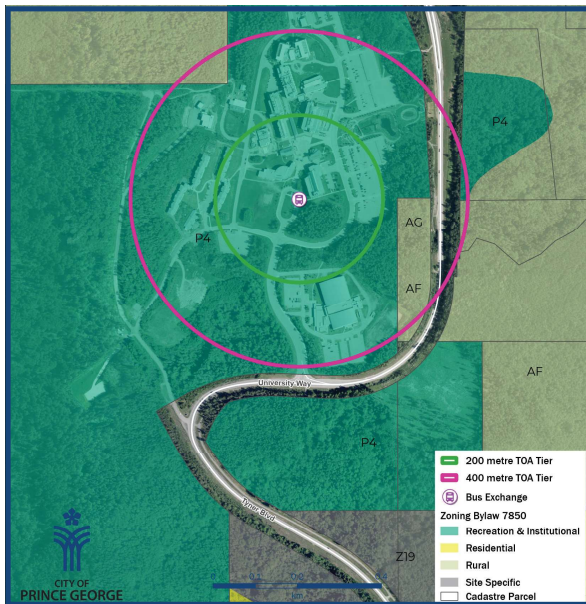
The Province recently introduced legislation to direct higher density and mixed-use development within walking distance of frequent transit services. The intent is to create complete, liveable and sustainable communities by building more homes near transit and services.

The Province has designated a Transit-Oriented Area (TOA) at the University of Northern British Columbia (UNBC).

A TOA is an area around a transit station. In Prince George's case, the TOA is a 400m area around the UNBC Bus Exchange. The TOA was identified because it met multiple service and infrastructure criteria, including:

- 15-minute service frequency (between 10am and 3pm, weekdays)
- Two (2) or more unique line/route connections
- Service 7 days a week (between 7am and 7pm)
- One route meeting minimum frequency at least 12 hours/day, weekdays
- Permanent, purpose-built infrastructure

The legislation enables minimum densities when local governments make zoning decisions. Local governments can still turn down zoning applications for reasons other than density e.g., heritage preservation.



Minimum Heights and Densities

The Province has mandated the following minimum heights and densities for the UNBC TOA:

	Minimum Allowable Height (Storeys)	Minimum Allowable Density (FAR/FSR)
Within 200m of the TOA	Up to 10	Up to 3.5
Within 200m-400m of the TOA	Up to 6	Up to 2.5

Floor Area Ratio/Floor Space Ratio (FAR/FSR) is the ratio of a building's total gross floor area to the total parcel size upon which it is built.

Parking Requirements

Under the new legislation, Prince George can not require residential off-street parking in TOAs except for parking for people with disabilities. Prince George is required to update its parking regulations by June 30, 2024.

Proposed Policy Direction

The Province requires municipalities, like Prince George, to designate TOAs in its Zoning Bylaws. This planning process will map the TOA and include supporting policies to ensure the OCP is consistent with the Zoning Bylaw.

- Map the UNBC Bus Exchange TOA
- Include policies that outline the minimum allowable height and density.



Scan the QR Code for more information about Transit-Oriented Areas