



Transit-Oriented Area Designation Bylaw, 2024

Bylaw No. 3558-2024

The Council of the City of Abbotsford, in open meeting assembled, enacts as follows:

Definitions

1. In this Bylaw:

"**Density**" has the same meaning as defined in the City's Zoning Bylaw, 2014

"**Floor Space Ratio**" has the same meaning as defined in the City's Zoning Bylaw, 2014

"**Height**" has the same meaning as defined in the City's Zoning Bylaw, 2014

"**Storey**" has the same meaning as defined in the City's Zoning Bylaw, 2014

Transit-Oriented Area

2. Pursuant to the *Local Government Act*, the lands identified in Appendix A are designated as a Transit-Oriented Area.

3. For convenience, and pursuant to the *Local Government Transit-Oriented Areas Regulation*, the prescribed densities and heights for the designated Transit Oriented Area are as follows:

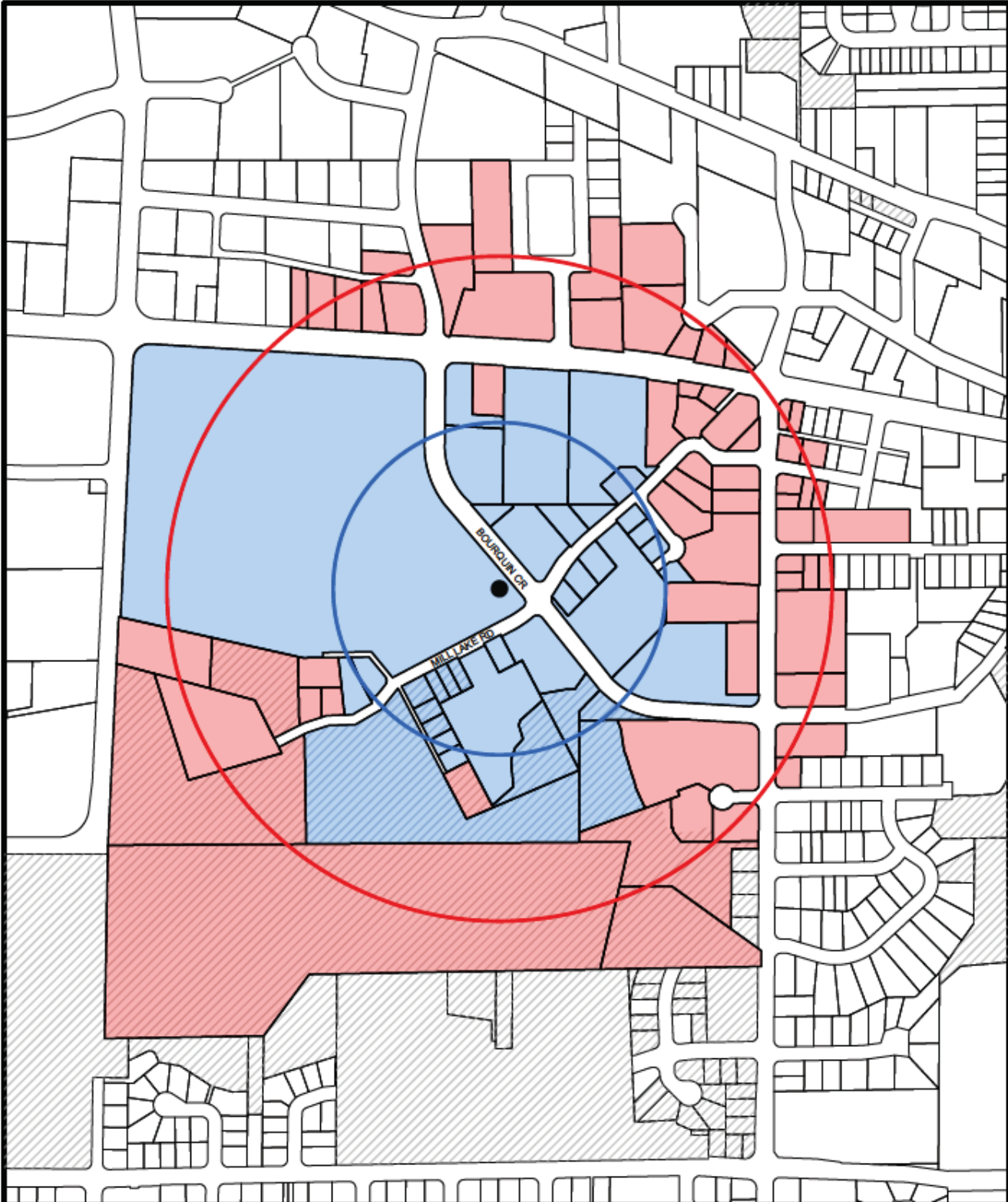
Distance from Transit Station	Prescribed Building Height	Prescribed Density
200 metres or less	10 Storeys	Floor Space Ratio – 3.5
400 metres or less but further than 200 metres	6 Storeys	Floor Space Ratio – 2.5


Citation

4. Bylaw No. 3558-2024 may be cited as "Transit-Oriented Area Designation Bylaw, 2024".

READ a first time this	18 th day of	June, 2024
READ a second time this	18 th day of	June, 2024
READ a third time this	18 th day of	June, 2024
ADOPTED this	25 th day of	June, 2024

APPENDIX A



	<p>Bourquin Transit-Oriented Area</p>	<ul style="list-style-type: none">● Bus Exchange○ 200m radius○ 400m radius■ Parcels within 200m■ Parcels within 400m▨ Park
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