



WELCOME

DENSITY BONUS AND COMMUNITY BENEFITS POLICY UPDATE

OPEN HOUSE



DID YOU KNOW?

All of the amenities seen here were made possible through density bonusing



INTRODUCTION

THE CITY IS UPDATING ITS POLICY ON DENSITY BONUSING AND COMMUNITY BENEFITS

The City of North Vancouver's Density Bonus and Community Benefits Policy, adopted by Council in May 2015, is currently under review following its first full year of implementation.

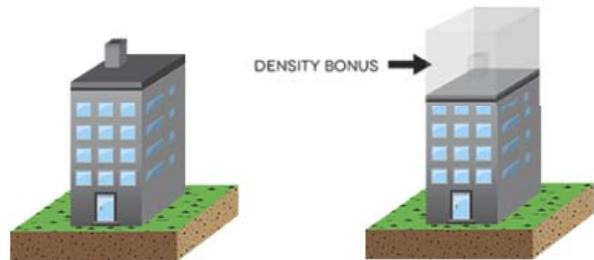
This policy guides the City on how to achieve public benefits and amenities through development.

WHAT IS DENSITY BONUSING?

Additional density in exchange for amenities needed by the community

Density bonusing – the ability to establish conditions to achieve additional density within a development – is a tool provided to municipalities in British Columbia through the Local Government Act. Municipalities are able to provide the incentive of additional floor area in exchange for needed community benefits and amenities.

To date, the City has secured significant community benefits from density bonusing, ranging from public facilities, such as the City Library and John Braithwaite Community Centre, to affordable housing. Density bonusing has also been successfully utilized to retain buildings with significant heritage value, create new parks and green space, as well as secure as new public art throughout the City.



WHAT IS DENSITY?

Density is the calculation of the total floor area of buildings divided by the land area upon which the buildings are built.

WHAT ARE COMMUNITY BENEFITS?

Amenities that offset the impacts of development and improve livability

Community benefits are negotiated amenities that address the new or expanded demand for community facilities, services, and infrastructure associated with development.

The Official Community Plan establishes the provision for density bonusing in support of achieving public benefits and amenities including:

- o Community amenity space;
- o Employment generating uses;
- o Heritage conservation; and,
- o Non-market and market rental housing.

The amount of a density bonus is to be commensurate with the value of the public benefit achieved. Provincial guidelines on achieving community benefits through density bonusing focus on the concept of "nexus," whereby the community amenities that are collected can be shown to be of primary benefit to the immediate neighbourhood of the new development, as a mitigation of the impacts of development. Given the City's small land mass, contributions to larger facilities that serve the whole City are considered to meet the "nexus" criteria.



2016 ACHIEVEMENTS

SUMMARY OF COMMUNITY BENEFITS SECURED

In the first full year of implementation of the Density Bonus and Community Benefits Policy, the City approved six projects which received additional density in exchange for delivering community benefits. In 2016, there was 184,800 square feet of additional density provided in exchange for the following benefits:



HOUSING

275 New Market Rental Units
15 Lower Income Rental Units



COMMUNITY FACILITIES

New location for North Vancouver Museum and Archive Society (value of \$11 million)



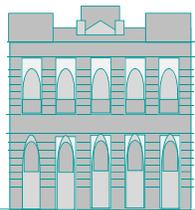
GREEN BUILDING

Most new buildings built more efficient than Building Code by 10-20 percent



CONTRIBUTIONS

\$3.85 million in cash to City amenity funds
~\$2 million of in-kind amenities



HERITAGE

Restoration of Eades Residence heritage building



PUBLIC ART

\$426,000 in public art delivered

WHAT ABOUT INFRASTRUCTURE UPGRADES?

Infrastructure upgrades are required for all development projects, big and small, as per City Bylaws. Local governments are further enabled by the Local Government Act to collect Development Cost Charges (DCCs) to assist in financing the costs of infrastructure and parks expenditures required to service new growth. The Greater Vancouver Sewerage and Drainage District has further implemented a regional sewerage DCC to help finance various sewerage projects within Metro Vancouver.

For projects seeking a density bonus, amenity contributions are secured in addition to the infrastructure upgrade costs required for the project. In the case that Community Benefit Cash Contributions are waived, off-site improvements relating to safety improvements to accommodate the density of development proposed may still be required as a condition of rezoning.



DID YOU KNOW?

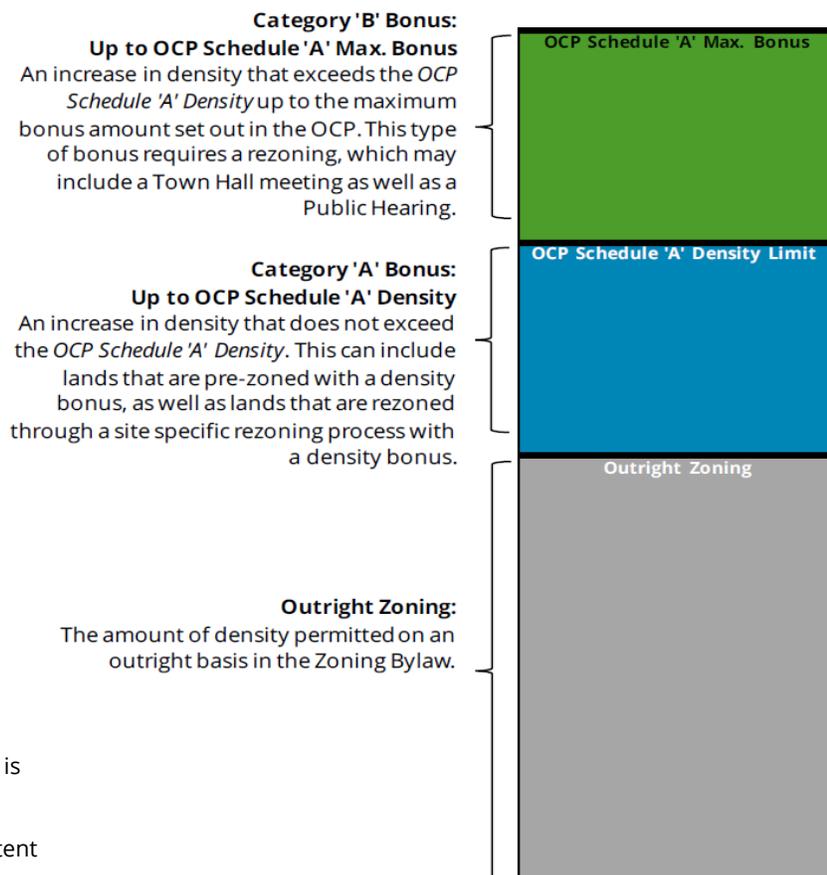
The City provides a DCC waiver of 50% for market rental projects and a 100% waiver for non-market rental projects to help support the provision of rental housing.

DENSITY BONUS CATEGORIES

TWO TYPES OF BONUSES

The graphic to the right describes the two types of density bonuses available under the Density Bonus and Community Benefits Policy. Depending on the category, the options for community benefits will differ.

As described in the graphic, a density bonus is in addition to the amount of density permitted on an outright basis in the Zoning Bylaw. A Category 'A' Bonus is a bonus above outright zoning, but does not exceed the Schedule 'A' Density set in the Official Community Plan. If a development is seeking an increase in density that exceeds the Schedule 'A' Density, but up to the maximum bonus amount set in the OCP, this is classified as a Category 'B' Bonus. A Category 'B' Bonus requires a rezoning and is subject to Council approval, while a Category 'A' Bonus may require a rezoning, but may also include lands that are pre-zoned with a density bonus.



DID YOU KNOW?

The Official Community Plan (OCP) is the most significant guiding policy document in the City and all other bylaws and policies must be consistent with it.

DENSITY BONUS VS. DENSITY TRANSFER

While a density bonus is additional density granted to a development site, a density transfer is the relocation of anticipated density from one parcel of land to another. To achieve the goals and objectives of the Official Community Plan and/or achieve a preferable form of development, Council may authorize transfers of density between properties. Density transfers require a rezoning with Public Hearing and, if approved by Council, require that a Land Title Act covenant be registered on all affected properties confirming that the transfer has occurred.

The updated Density Bonus and Community Benefits Policy establishes two criteria that describe circumstances for which density transfers may be appropriate:

1. Density transfer donor site is adjacent or in close proximity (i.e. same block) as the receiving site and the transfer will result in a preferable built form; and,
2. Significant civic or public benefit will accrue from the density transfer (e.g. secured protection of a valued heritage site).

COMMUNITY BENEFIT OPTIONS

FOUR PATHWAYS TO PROVIDE COMMUNITY BENEFITS

1 COMMUNITY BENEFIT CASH CONTRIBUTIONS

Achieving cash contributions to the City's amenity funds, which can then be expended at Council's discretion on the housing projects, civic facilities and community services that best meet the community's amenity needs.



2 SECURED RENTAL HOUSING

Securing new mixed income market rental buildings and non-market rental units to support the long term sustainability of the City's rental housing stock, in addition to increasing the range of affordable housing options for residents.



3 EMPLOYMENT GENERATING USE

Incentivizing the creation of employment space to help facilitate the City's goal of creating a "complete community" with a healthy balance of employment and residential opportunities within the City.



4 HERITAGE CONSERVATION

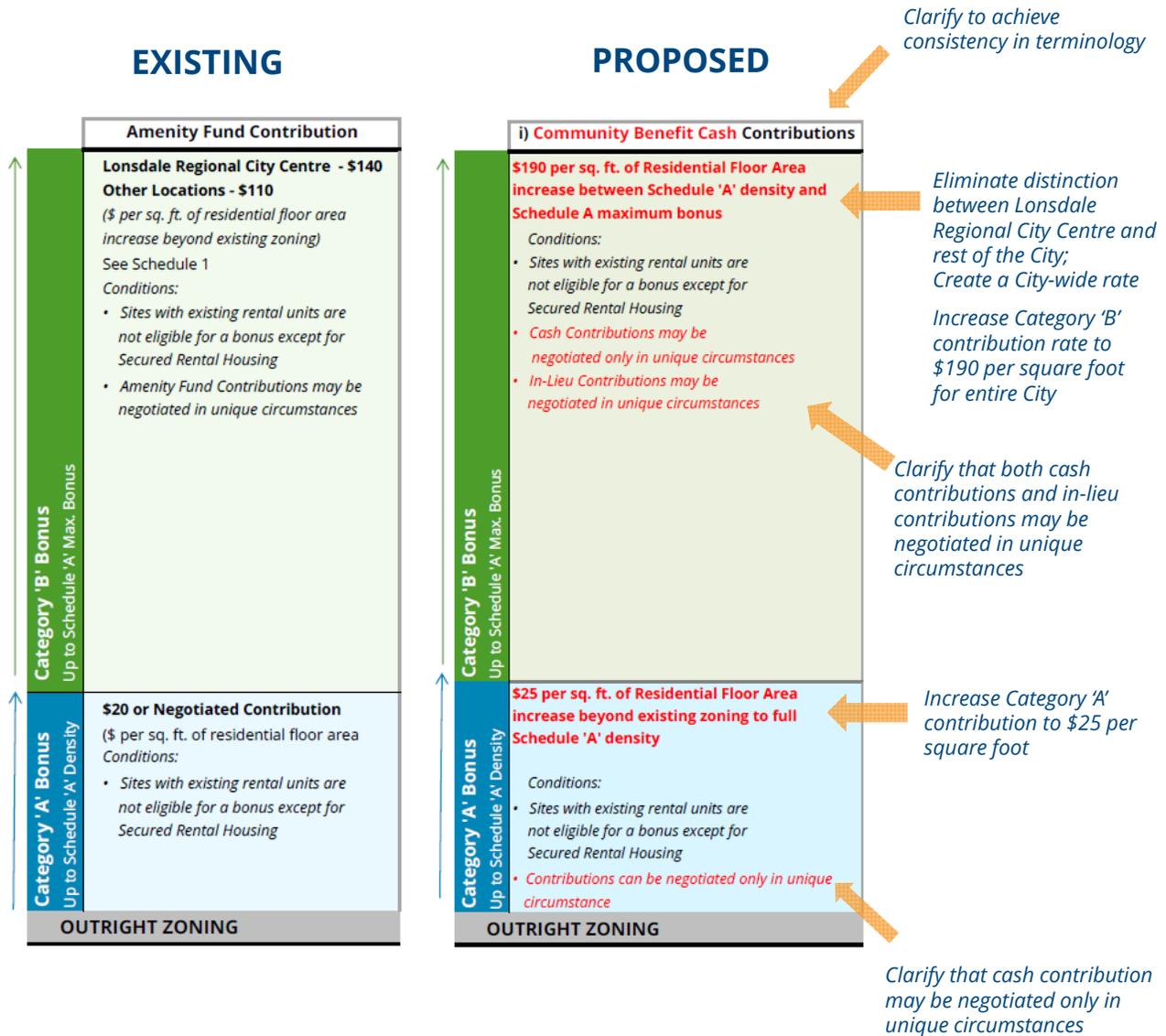
Legally protecting heritage buildings to preserve the City's cultural history and retaining its unique sense of place and character.



PROPOSED AMENDMENTS

1 COMMUNITY BENEFIT CASH CONTRIBUTIONS

A review of the reserve fund cash contributions is prudent to ensure alignment with current market conditions. Aided by a third party consultant, Rollo and Associates, the following amendments to the Density Bonus and Community Benefits Policy are proposed:



WHERE DOES THE MONEY GO?

The current Density Bonus and Community Benefits Policy directs cash contributions received through density bonusing to be distributed as follows:

- 80 percent to the Civic Amenity Reserve Fund;
- 20 percent to the Affordable Housing Reserve Fund

The majority of community benefit contributions are allocated to the Civic Amenity Reserve Fund due to the high cost the City incurs to renew or build new community amenities.

EXAMPLES OF WHAT THE CIVIC AMENITY RESERVE FUND CAN SUPPORT:

- Harry Jerome Community Recreation Centre
 - Waterfront Amenity Space
- Park and public open space improvement
 - Child care facilities
 - Museum
- Greenways construction and improvements
 - Active transportation projects
 - Traffic safety improvements
 - Other civic amenities

PROPOSED AMENDMENTS

2 SECURED RENTAL HOUSING

A review of this pathway to create community benefit is particularly important, given the recent endorsement of the City's Housing Action Plan, and the region's current housing crisis.

Secured Rental Housing	
Category 'B' Bonus Up to Schedule 'A' Max. Bonus	A) 100% Rental Housing Conditions: <ul style="list-style-type: none"> • A portion of the rental units must be rented at below market rates • Below market req. to be determined through Housing Action Plan (HAP)
	B) Non-Market Rental Housing 30% of Bonus Amount Provided As Non-Market Rental Housing Conditions: <ul style="list-style-type: none"> • Must be secured in perpetuity • Not applicable for existing rental sites
	C) Rental Retention Maintaining Existing Rental Building with Bonus Density Transfer to Another Site Conditions: <ul style="list-style-type: none"> • A recipient site for the density transfer must be determined in advance at the City's discretion • A business plan must outline how the existing building will be repaired and upgraded
Category 'A' Bonus Up to Schedule 'A' Density	No Amenity Fund Contribution is suggested for Secured Rental Housing projects
OUTRIGHT ZONING	

ii) Secured Rental Housing*	
Category 'B' Bonus Up to Schedule 'A' Max. Bonus	A) 100% Rental Housing Conditions: <ul style="list-style-type: none"> • 10% of rental units must be Mid Market Rental Units (see definition)
	B) Non-Market Rental Housing 30% of Increment/Bonused Amount Provided As Non-Market Rental Housing (see definition) Conditions: <ul style="list-style-type: none"> • Not applicable for existing rental sites
	C) Rental Retention Maintaining Existing Rental Building with Bonus Density Transfer to Another Site Conditions: <ul style="list-style-type: none"> • A recipient site for the density transfer must be determined in advance at the City's discretion • A business plan must outline how the existing building will be repaired and upgraded.
Category 'A' Bonus Up to Schedule 'A' Density	No Amenity Fund Contribution is suggested for Secured Rental Housing projects
OUTRIGHT ZONING	

Clarify that in cases where Community Benefit Cash Contributions are waived, off-site improvements may still be required

As per the Housing Action Plan (adopted by Council in October 2016) new requirement for 10 percent of units to be secured as Mid-Market Rental Units (see below)

Clarify that the provision of non-market rental units represents 30% of the bonused amount, not 30% of the overall density proposed

DID YOU KNOW?

Any development application that involves the displacement of existing tenants from purpose-built rental buildings are required to comply with the City's Residential Tenant Displacement Policy

MID-MARKET RENTAL UNITS

Mid-Market Rental Units are a new category of housing created through the City's Housing Action Plan to help facilitate the creation of more affordable rental units in new market rental developments. These units are targeted to low and moderate income renters, including the City's workforce.

Mid-Market Rental Units are required to be set at 10 percent below Canada Mortgage and Housing Corporation (CMHC) average market rents for the City, based on unit type, and secured for a minimum period of 10 years. Once tenanted, the rent for Mid-Market Rental Units may only increase at the annual percentage set by the Residential Tenancy Act.

To ensure the commitment, the City requires a section 219 covenant, housing agreement, or other security to be registered against the freehold or leasehold title.



PROPOSED AMENDMENTS

3 EMPLOYMENT GENERATING USE

Much of the City is identified as a Regional City Centre in Metro Vancouver’s Regional Growth Strategy. The City works diligently to attract businesses and workers to the City. To facilitate the development of employment spaces, such as offices, the City utilizes density bonusing to incentivize this community benefit. Amendments to this category of the Density Bonus and Community Benefits Policy are proposed as follows:

Employment Generating Use	
Category 'B' Bonus Up to Schedule 'A' Max. Bonus	Additional Commercial Floor Area 1 sq. ft. Bonus for every 1 sq. ft. of Commercial Floor Area provided beyond 1.0 FSR <i>Conditions:</i> <ul style="list-style-type: none"> • Can be combined with a cash contribution to reach 100% of Maximum Bonus
Category 'A' Bonus Up to Schedule 'A' Density	Additional Commercial Floor Area 1 sq. ft. Bonus for every 1 sq. ft. of Commercial Floor Area provided beyond 1.0 FSR
OUTRIGHT ZONING	

iii) Employment Generating Use*	
Category 'B' Bonus Up to Schedule 'A' Max. Bonus	Additional Commercial Floor Area 1 sq. ft. Residential Bonus for every 1 sq. ft. of Commercial Floor Area provided beyond the first 1.0 FSR of Commercial Area <i>Clarifications:</i> <ul style="list-style-type: none"> • Can be combined with a cash contribution to reach 100% of Maximum Bonus • 100% Commercial Use buildings are encouraged and can also receive the Maximum Bonus • Both the Residential Bonus and the Commercial Floor Area are exempt from Amenity Fund Contributions
Category 'A' Bonus Up to Schedule 'A' Density	Additional Commercial Floor Area 1 sq. ft. Bonus for every 1 sq. ft. of Commercial Floor Area provided beyond 1.0 FSR
OUTRIGHT ZONING	

Clarify that in cases where Community Benefit Cash Contributions are waived, off-site improvements may still be required

Propose 1 sq. ft. bonus of Residential floor area for every 1 sq. ft. of Commercial Floor Area above 1.0 FSR

Include additional points of clarification

A COMPLETE COMMUNITY

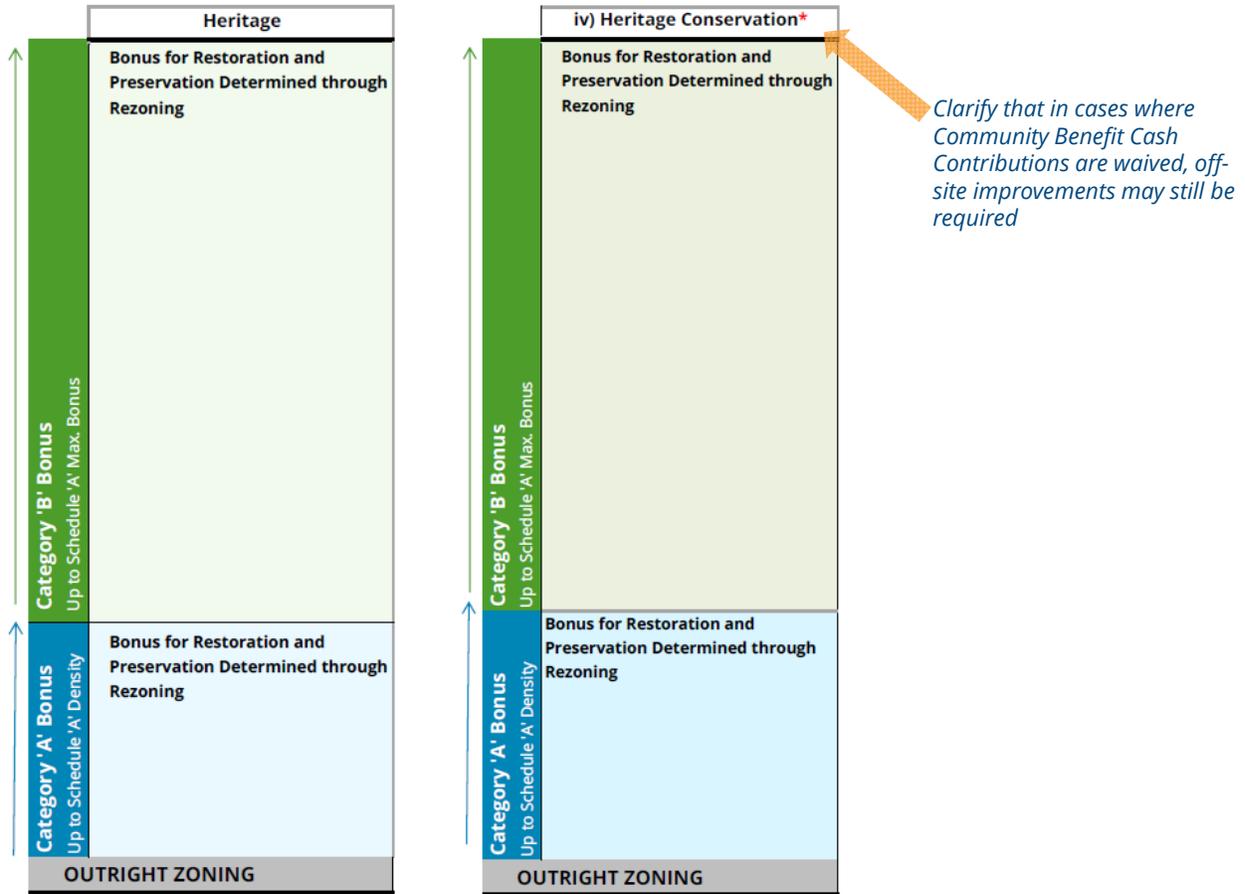
One of the guiding principles in the City’s Official Community Plan is to develop a complete, compact, urban community with a variety of housing types, transit, employment, and recreation. This ensures that residents can live, work, and play in the City. This helps to reduce the City’s environmental impacts by allowing people to walk or cycle to local amenities, as well as creating the critical mass required to support efficient public transportation services. The goal of creating a complete community further supports overall household affordability by recognizing the cost and time burden generated by commuting to work. As such, a balance of housing and employment is important to ensure residents are able to live and work in their community.



PROPOSED AMENDMENTS

4 HERITAGE CONSERVATION

To protect the local character and sense of place of the City, the City provides bonus density to incentivize the restoration and preservation of heritage buildings. Due to the variation and specifics in heritage projects, the amount of bonus is determined through the rezoning process, subject to Council approval. This particular Community Benefit option is not proposed to change.



The Density Bonus and Community Benefits Policy does not apply to properties currently designated Residential Level One or Two in the Official Community Plan, except in relation to the opportunity to receive a density bonus in exchange for heritage conservation.

ADDITIONAL CLARIFICATIONS IN REVISED POLICY

- Density bonus and community benefit contributions are not in lieu of what is otherwise due to the City.
- Public art is not funded by Amenity Fund Contributions and will be negotiated separately, in addition to the Community Benefit Options described above.
- Development proposals that are inconsistent with the Density Bonus and Community Benefits Policy will be reviewed by Council prior to processing of the application.



LET US KNOW WHAT YOU THINK
THANK YOU!

**FILL OUT THE ONLINE SURVEY AT
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