

Density Bonus and Community Benefits Policy



Endorsed: May 25, 2015

1. Introduction

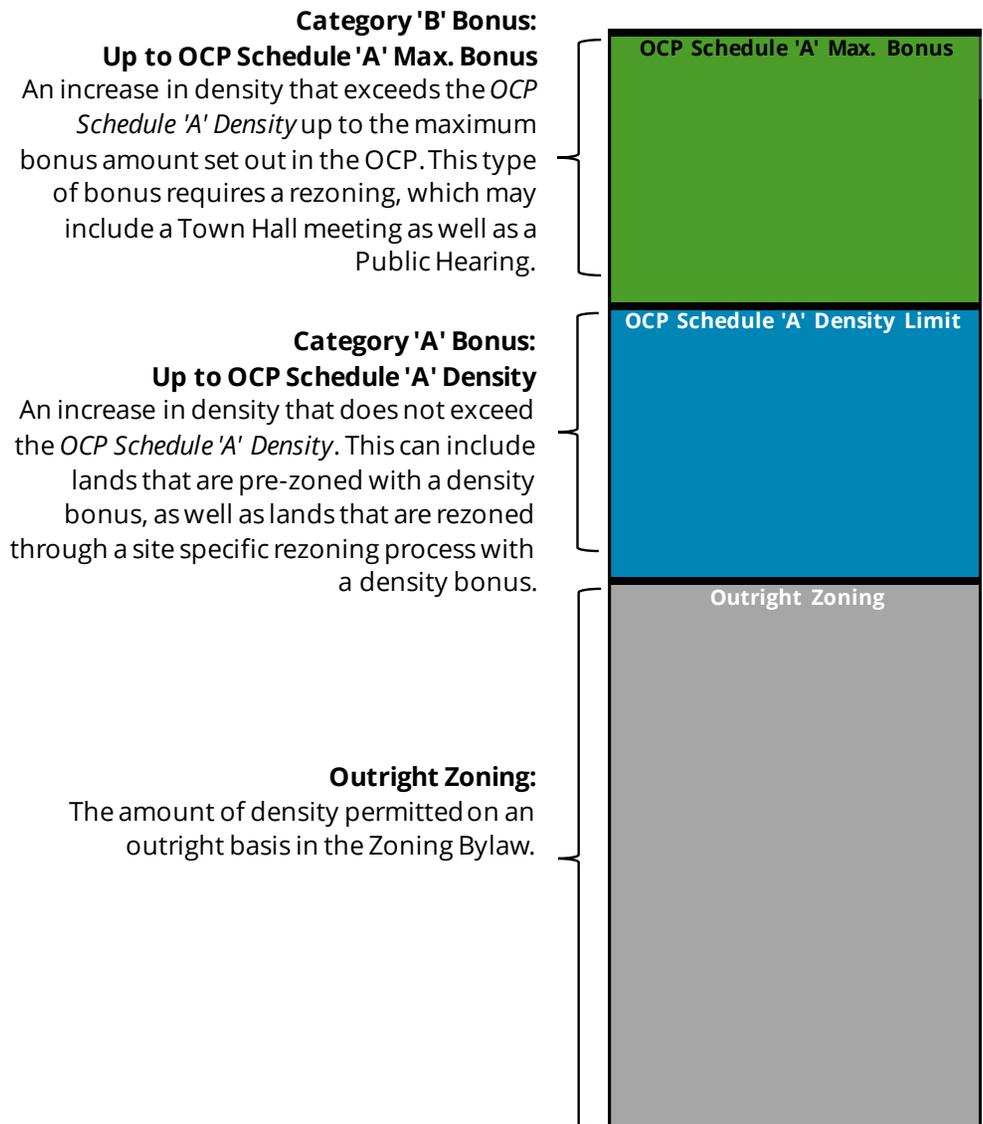
This document serves as a guide for the consideration of density bonuses within the framework of the Official Community Plan (OCP) and Local Government Act. This document should be read in conjunction with the OCP and, in particular, Section 2.2 Density Bonusing, Section 2.3 Density Transfer, and the Schedule 'A' Land Use Map.

This guide is intended to provide a greater degree of certainty regarding the purpose and value of community benefit contributions that may occur in conjunction with development applications. Contributions of this nature help ensure that the City is able to provide amenities to meet the needs of our growing community.

Owners and applicants are reminded that OCP and rezoning applications are at Council's absolute discretion. While these guidelines provide a framework for determining *community benefits* related to rezoning applications, Council may reduce, increase or reject any application.

2. Bonus Categories

The graphic to the right describes two types of density bonuses. *Community Benefit* options applicable to each of these bonus categories are outlined in Section 3 of this policy.



3. Community Benefit Categories

	Amenity Fund Contribution	Secured Rental Housing	Employment Generating Use	Heritage Conservation
Category 'B' Bonus Up to Schedule 'A' Max. Bonus	<p>Lonsdale Regional City Centre - \$140 Other Locations - \$110 (\$ per sq. ft. of residential floor area increase beyond existing zoning) See Schedule 1 Conditions:</p> <ul style="list-style-type: none"> Sites with existing rental units are not eligible for a bonus except for Secured Rental Housing Amenity Fund Contributions may be negotiated only in unique circumstances 	<p>A) 100% Rental Housing Conditions:</p> <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) <hr/> <p>B) Non-Market Rental Housing 30% of Bonus Amount Provided As Non-Market Rental Housing Conditions:</p> <ul style="list-style-type: none"> Must be secured in perpetuity Not applicable for existing rental sites <hr/> <p>C) Rental Retention Maintaining Existing Rental Building with Bonus Density Transfer to Another Site Conditions:</p> <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 on the donor site will be repaired and upgraded 	<p>Additional Commercial Floor Area 1 sq. ft. Bonus for every 1 sq. ft. of Commercial Floor Area provided beyond 1.0 FSR Conditions:</p> <ul style="list-style-type: none"> Can be combined with a cash contribution to reach 100% of Maximum Bonus 	<p>Bonus for Restoration and Preservation Determined through Rezoning</p>
Category 'A' Bonus Up to Schedule 'A' Density	<p>\$20 or Negotiated Contribution (\$ per sq. ft. of residential floor area) Conditions:</p> <ul style="list-style-type: none"> Sites with existing rental units are not eligible for a bonus except for Secured Rental Housing 	<p>No Amenity Fund Contribution is suggested for Secured Rental Housing projects</p>	<p>Additional Commercial Floor Area 1 sq. ft. Bonus for every 1 sq. ft. of Commercial Floor Area provided beyond 1.0 FSR</p>	<p>Bonus for Restoration and Preservation Determined through Rezoning</p>
OUTRIGHT ZONING				

4. Applying the Guidelines

These guidelines should be read in conjunction with other City policies. Please note that:

- The Community Benefit options outlined in Section 3 are intended as guidelines and alternatives may be considered by Council in unique circumstances. This could include the provision of on-site *community amenities* rather than a contribution to an amenity fund, for example. On-site *community amenities* would be determined based on community needs and must match the value of the bonus density.
- Infrastructure upgrades needed to accommodate a development or mitigate development impacts may be required in addition to public benefits or *amenity fund contributions*.
- All development applications must provide bylaw-required infrastructure upgrades and contributions, Development Cost Charges, and other applicable fees.
- Community Benefits for OCP amendments are negotiated on a case by case basis considering the nature and extent of the change and community needs.
- Any application which involves the displacement of existing tenants must be accompanied by a Tenant Relocation Strategy;
- The guidelines are not applicable for properties designated Residential Level 1 or Residential Level 2 in the Official Community Plan.

5. Allocating Cash Community Benefit Contributions

Cash contributions for Community Benefits are to be applied to the Community Amenity Reserve Fund and Affordable Housing Reserve Fund. These funds are used to ensure a high quality of life as the community grows. These Funds specifically provide for the following Community Benefits:

Community Amenity Reserve Fund

Contributions to this fund will be used to provide City-serving amenities. This includes, but is not limited to:

- Harry Jerome Community Recreation Centre;
- Waterfront Amenity Spaces;
- Park and public open space improvement;
- Child Care Facilities;
- Museum;
- Other Civic Amenities.

Affordable Housing Reserve Fund

- Providing new non-market and special needs housing units.

Community Benefit Cash Contributions shall generally be allocated as indicated in the table below. These funds shall be spent at Council’s discretion as per the terms of the Bylaws establishing these funds, as amended from time to time. These funds shall be allocated to future projects based on identified community needs.

Percentage	Public Benefits	Fund
80%	Civic Facilities / Community Amenity Space	Community Amenity Reserve Fund
20%	Affordable and Rental Housing	Affordable Housing Reserve Fund

6. Monitoring

The *Amenity Fund Contribution* amounts shall be updated periodically to reflect community needs and changing market conditions. The allocation of Amenity Fund Contribution amounts to individual reserve funds will be reviewed annually in conjunction with the City’s Financial Plan in order to ensure alignment with Council priorities.

A summary of *Amenity Fund Contributions* received will be prepared and presented annually.

Appendix 1: Definitions

Amenity Fund Contribution means a cash or in-kind contribution toward Community Benefits provided in return for a rezoning or OCP Amendment.

Community Amenity is a defined physical space that provides direct or indirect Community Benefits to the community and includes, but is not limited to, recreation facilities, child care facilities, museum, library, offices for non-profit organizations, cultural facilities, heritage conservation, civic and institutional uses, district heating utility, community meeting space and employment-generating offices.

Community Benefits are the wide range of benefits achieved in the public interest to support the Goals and Objectives of the OCP and realized in part through Amenity Fund Contributions and Community Amenities achieved through rezoning or density bonusing.

Density is the Floor Space Ratio that can be achieved on a parcel, as a calculation of Gross Floor Area over site area.

Density Bonus is additional density provided in return for Community Benefits.

Floor Space Ratio (FSR) is a method of calculating density and controlling the size of building that can be built on a property. The FSR multiplied by the lot area determines the maximum size of building.

Land Use Designation means the permitted uses and densities as outlined in Schedule 'A' of the Official Community Plan.

OCP Maximum Bonus means the highest *Floor Space Ratio* increase that can be achieved on a site through a *Category 'B' Bonus*, as per the OCP (excludes density transfers). All such density bonuses are subject to a rezoning and enhanced public process.

OCP Schedule 'A' Density means the density permitted for a given Land Use Designation in the OCP, under the Schedule A Land Use Map.

Outright Zoning means the maximum *Floor Space Ratio* that can be realized on a site under existing zoning through a Building Permit without any density bonus.