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| Dept. Manager | Director | CAO |

The Corporation of **THE CITY OF NORTH VANCOUVER**
COMMUNITY DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: G. Penway, Director

SUBJECT: DENSITY BONUS AND AMENITY CONTRIBUTION POLICY: POLICY
COMMITTEE FOLLOW UP

Date: December 4, 2013 File No: 6430-04-01

The following is a suggested recommendation only. Please refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Director, dated December 4, 2013, entitled
"Density Bonus and Amenity Contribution Policy: Policy Committee Follow up":

THAT the draft Density Bonus & Amenity Contribution Policy attached to said
report continue to be refined in preparation of implementation and be brought
back for consideration of approval in conjunction with the consideration of the
new Official Community Plan.

ATTACHMENTS:

1. Draft OCP Section 2.6 OCP Density Bonuses.
2. Density Bonus and Amenity Contribution Policy (Draft) Revised November 28, 2013;
3. Density Bonus History Review, November 2013;

PURPOSE:

The purpose of this report is present a modified version of a draft Density Bonus & Amenity Contribution Policy as a follow up to the Policy Committee Meeting of October 28, 2013. This policy matter is related to the update to the OCP. A companion report presenting the draft OCP Update is also being forwarded at this time.

BACKGROUND:

On October 7, 2013, Council considered a previous report on this topic. Readers may wish to refer to that report for further background. At that time the following resolution was adopted:

PURSUANT to the report of the Director, dated October 2, 2013, entitled "Density Bonus and Community Amenity Contribution Policy: Staff Recommendations":

THAT the draft Density Bonus & Community Amenity Contribution Policy attached to said report be referred to a Policy Committee Meeting with public notification and direct notification to the Urban Development Institute, Greater Vancouver Homebuilders Association, Chamber of Commerce, and local Community Associations;

AND THAT staff be directed to finalize the preparation of a draft OCP utilizing OCP Density Bonus Caps and to bring forward the resulting draft OCP for Council's consideration of release to the public through the CityShaping process.

Staff took this direction and has been preparing density bonus caps in the OCP CityShaping process. A companion report has been submitted for Council's consideration for the release of a draft OCP Update that would include bonus caps.

The Policy Committee Meeting was held on October 28, 2013. The event was well attended with representation from the general community, development industry and property owners. The Policy Committee recommended as follows:

THAT staff consider the information received at the Policy Committee Meeting of Council, held on October 28, 2013, and report back with recommendations.

Generally, input on the proposed policy was mostly positive. It is a challenging policy topic given the wide range of development circumstances that exist, limited legislative guidance, community perspectives, developer perspectives and shifting market conditions. There will not be a policy that completely satisfies all. However, the proposed direction appears to have considerable support.

It is worth noting that there are limited opportunities for municipalities to collect development fees (ie Development Cost Charges) as per the enabling legislation. Generally, these relate to the direct impact of the development on the community. The Province of BC has carefully crafted such legislation to not offload broad community costs on new developments. The Province is likely to release a new guide for municipalities on these matters in the New Year. That guideline may influence the final implementation of this policy.

The proposed new City policy would create more certainty, transparency and leave a clearer record of accomplishments.

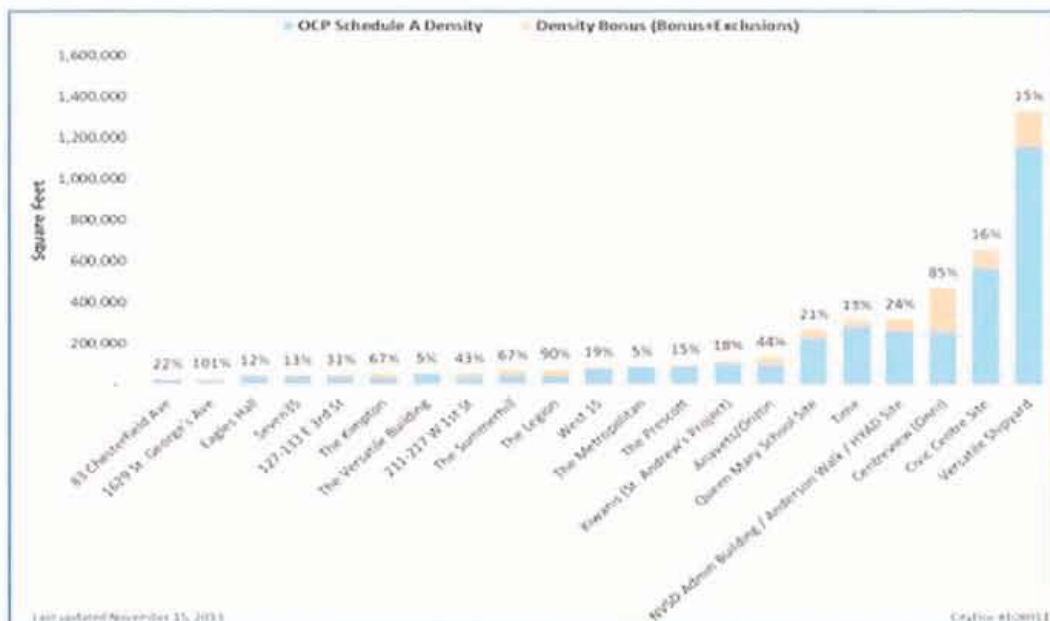
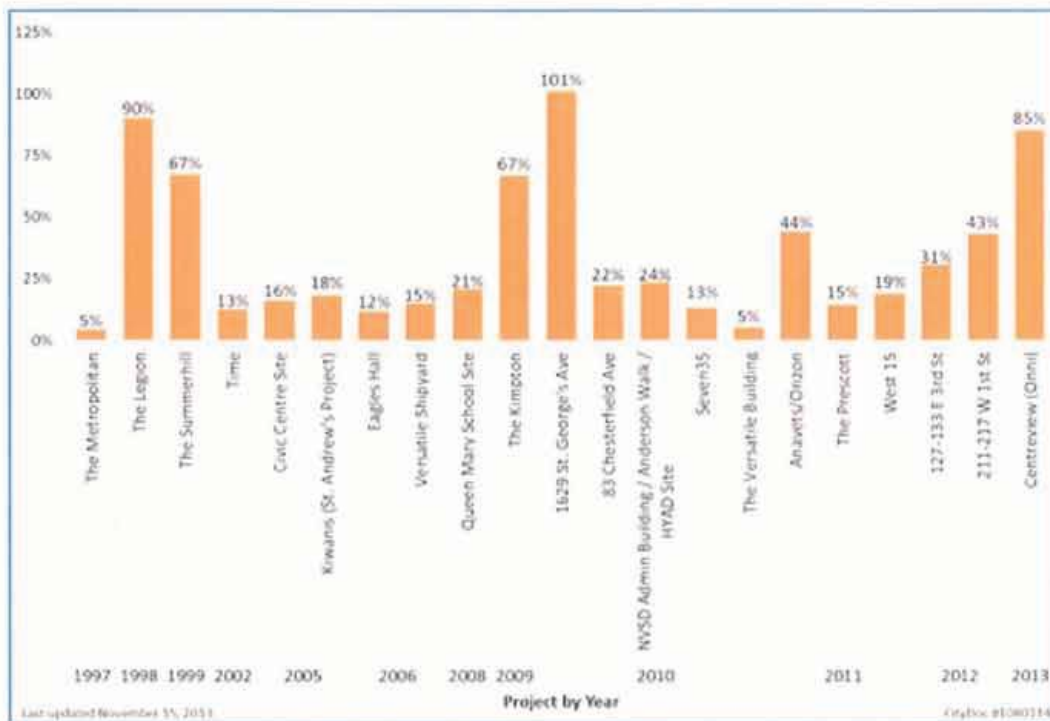
Staff has now prepared a summary of the 21 major developments involving significant density bonuses that the City has approved since 1992. These are projects that utilized the OCP Additional Density Factors to exceed the OCP Schedule A specified densities. Many of those include both a density bonus and a density transfer. The resulting report "Density Bonus History Review" is presented as Attachment # 3.

The Density Bonus History Review was prepared after researching all relevant projects and compiling data using standard terminology. The report includes summary tables that provide easy comparisons and tabulations. The average density bonus provided was 35% and the median was 21%. The highest percentage bonus was 101%. These bonuses are also presented as actual square foot figures since percentage comparison can sometimes be misleading. A small site may have a high percentage bonus, but results in little actual bonus floor area. Conversely, a small percentage bonus on a large site results in a larger floor area bonus.

The two tables on the next page are from this study. The City can be proud of the wide ranging benefits that density bonusing has delivered or contributed to. These include:

- A minimum of 172 units of non-market & special needs rental housing secured;
- 343 units of market rental housing secured;
- 7 heritage buildings protected, preserved, and/or restored;
- Over 116 residential units built to Level 3 Adaptive Design Guideline;
- Over 248,000 square feet of civic amenities, including child care facility, John Braithwaite Community Centre, community meeting spaces, community art gallery, community police office, meeting spaces, City Library, Artists for Kids Trust Gallery, School Board Administration Centre and other spaces available for community use.
- \$1.2 million contributed to the Affordable Housing Fund, Civic Amenity Fund, Heritage Fund, and others;
- 10 projects built to higher energy efficiency & environmental standards beyond the City's enhanced Zoning Bylaw requirement;
- Over 167,000 square feet of employment space and approximate 617 jobs added; and
- Other contributions toward public art, infrastructure upgrades (e.g. street upgrades, sidewalk paving, traffic lights, etc.)

These accomplishments go a long way to helping build a more inclusive community that is meeting the diverse needs of its residents and businesses.

Figure 1. Density Bonus as a Percentage of OCP Schedule A Density Maximums by Development Size**Figure 2. Density Bonus as a Percentage of OCP Schedule A Density Maximums Over Time**

The Density Bonus History Review will be extremely useful in considering both the proposed Density Bonus & Amenity Contribution Policy as well as the proposed density bonus wording and density bonus caps in the draft OCP update.

CONTEXT:

Density is one form of land use control provided for in legislation. The Official Community Plan and Zoning Bylaw both utilize this tool. A municipal Official Community Plan is a vision for the community as a whole with broad public interests. Public benefits achieved through Additional Density Factors therefore reflect this broad public interest. Essentially, density bonusing is a tool to assist in achieving the Vision of the community. This goes beyond the more Corporate requirements of the City of North Vancouver to address broad community needs. In this way, additional density has been utilized to support affordable housing, rental housing, non-profit social agencies, NVSD, heritage, the environment, etc.

With regards to Housing, the BC Local Government Act specifically requires municipalities to include housing policies respecting affordable housing, rental housing and special needs housing in their OCP's.

The Metro Regional Growth Strategy (RGS) requires municipalities to address the need for a diversity of housing including market rental and affordable housing. Housing Action Plans are required of municipalities to address housing in their local context. Density bonusing is one of the municipal tools specifically referenced in the RGS for municipalities to employ.

Throughout Metro Vancouver, municipalities have become increasingly engaged in using density bonuses and/or securing community amenity contributions as part of their development approval process. This has been occurring with only limited provision in the Local Government Act. Since municipalities are engaging in density bonusing and securing community amenity contributions to varying degrees and in various ways, the effort has resulted in uncertainty on the part of developers, community members, staff and Councils. This has resulted in a common desire from both developers and the public to create a process with greater certainty and transparency. This was a clear outcome of the City's Density Bonus Workshop last fall and led to the City retaining consultants to provide an analysis of the City's current practices. These issues also arose through the CityShaping community engagement process.

The policy presented in the previous staff report has attempted to respond to this situation by addressing the following:

- Standardizing terminology;
- Distinguishing between density bonuses that are below the OCP Base Density and those that go beyond the OCP base densities;
- Standardizing the method of calculating density (i.e. bonus vs. exclusions);
- Providing a formulaic method for calculating the value of most density bonuses that would apply in most instances;
- Establishing OCP density bonus caps specific to each applicable land use category (see draft OCP report);

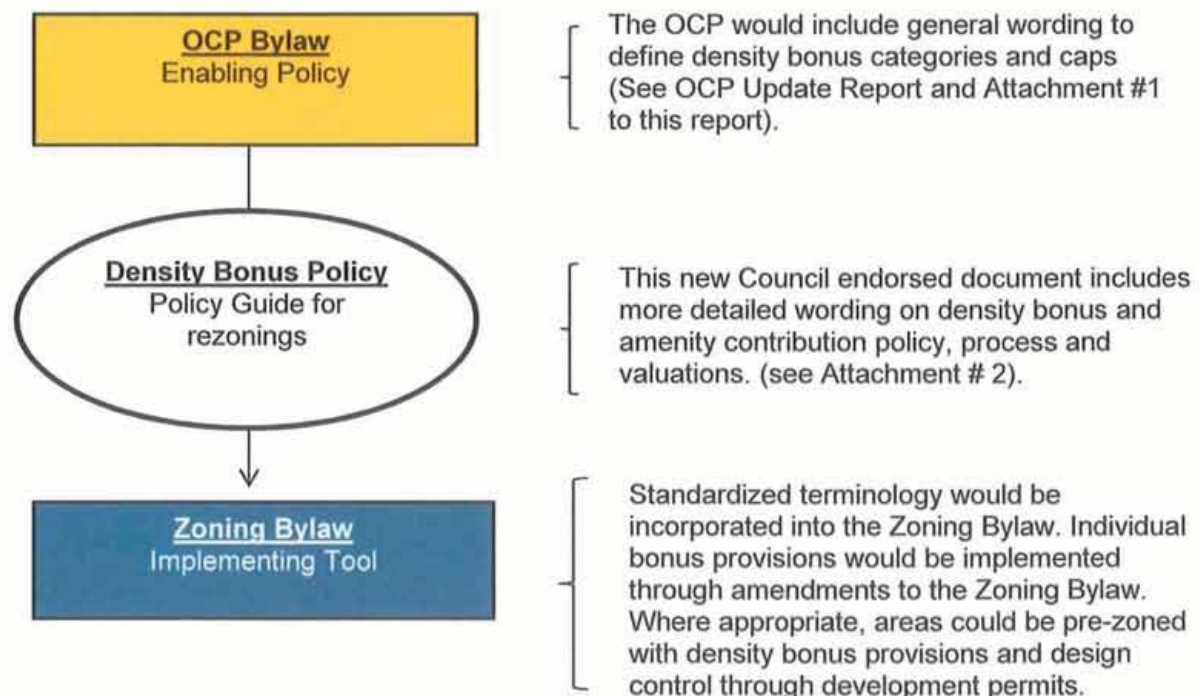
- Pre-establishing OCP Density Bonus market values (variable between use and density and to be reviewed annually);
- Allowing Council flexibility to consider unique circumstances or the direct provision of an amenity, up to the value of the Density Bonus Caps;
- Densities beyond the Density Bonus Caps to be considered through an OCP amendment process;
- More comprehensive documentation of projects that utilize density bonuses such as an annual summary report to improve clarity and certainty in the bonus process.

Based upon the input received and further analysis, staff has made slight revisions to the draft policy. These are summarized in the next section.

REVISED DENSITY BONUS & AMENITY CONTRIBUTION POLICY:

The revised policy is presented as Attachment # 2. The policy was described in considerable detail in the previous report, dated October 2, 2013. Readers may wish to refer to that report as this report focuses on the refinements.

The general direction for this policy was generally supported through input at the Policy Committee Meeting and remains largely unchanged. This draft policy includes three major tools, as summarized below:



Official Community Plan

A draft OCP Update is being presented to Council through a separate staff report. It includes refinements to the OCP Density Bonus policy in section 2.6 (see Attachment #1). In addition, Density Bonus Caps are shown on the new Land Use Map.

The proposed OCP Bonus Caps are shown in the table to the right, which is an excerpt from the draft OCP Schedule A. They begin in the Residential Level 5 (1.6 FSR) category and up. They try to maintain the potential to achieve significant community benefits while acknowledging the concept of caps is to establish some limit. An OCP amendment would be required beyond the limit.

The Density Bonus History Review (Attachment # 3) is very illustrative in terms of assessing the appropriate cap. Overall, the previous 21 developments with density bonuses averaged 35%. To set the cap too low would mean that the majority of developments and benefits achieved could not be realized using the Density Bonus tool. Staff has sought a balance for each land use category as shown in the companion OCP report. Heritage sites are not limited to these caps due to their unique situations.

Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.5 and 2.6 of Chapter 2

| | OCP Base Density (FSR) | Density Bonus Cap (FSR) |
|--------------------------------------|------------------------|-------------------------|
| Residential Level 1 (Low Density) | 0.5 | |
| Residential Level 2 (Low Density) | 0.5 | |
| Residential Level 3 (Low Density) | 0.75 | |
| Residential Level 4 (Medium Density) | 1.0 | |
| Residential Level 5 (Medium Density) | 1.6 | 2.6 |
| Residential Level 6 (High Density) | 2.5 | 3.5 |
| Mixed Use Level 1 (Low Density) | 1.0 | |
| Mixed Use Level 2 (Medium Density) | 2.0 | 2.5 |
| Mixed Use Level 3 (Medium Density) | 2.5 | 3.0 |
| Mixed Use Level 4 (High Density) | 3.0 | 4.0 |
| Harbourside Waterfront (Mixed Use) | 2.05 | 2.2 |

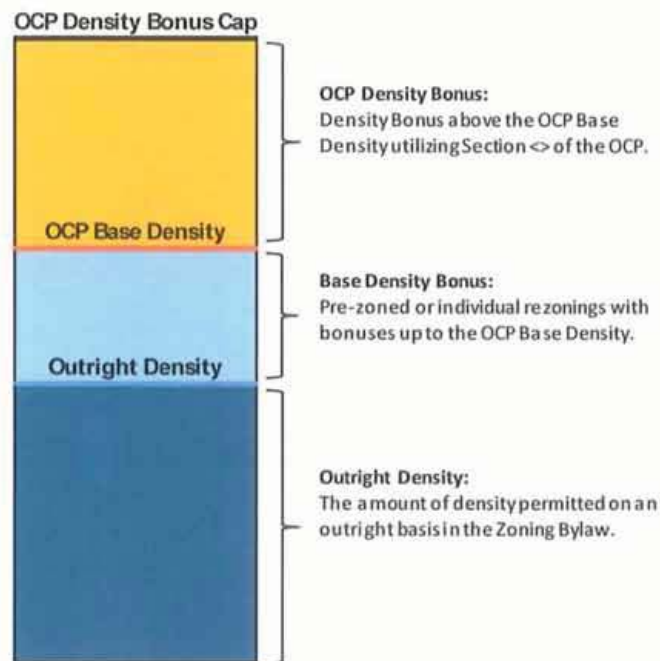
Density Transfers are also not limited to the bonus caps since they do not increase the total permitted density and are an issue of building massing, rather than total density.

Density Bonus & Amenity Contribution Policy Document (Attachment # 2)

The proposed new policy document remains much the same as previously presented. It would provide guidance on how to process applications and calculate the value of a Density Bonus or Amenity Contribution. This policy document would be updated at least annually so that values remain valid.

The modified policy still provides for two categories of density bonusing. The lower bonus type has been renamed from "Zoning Density Bonus" to "Base Density Bonus". This is felt to be a less confusing term since all bonuses are implemented through some form of zoning clause.

The modified diagram below demonstrates the two types of density bonuses which are then described in more detail.



Base Density Bonus: Bonuses up to the OCP Base Density.

This section relates to densities that do not exceed the *OCP Base Density*. This sometimes includes pre-zoned properties that have density bonuses written into in the base zone. This may also include individual rezoning applications that include bonuses, provided that they do not exceed the OCP Base Density. Bonuses for energy efficiency or other modest requirements would continue to be included in this category.

It must be noted that bonuses in this category are consistent with the OCP density and are not utilizing the OCP Section 2.6 Density Bonus provision above the OCP Base Density. Significant changes in land value as a result of a rezoning up to the OCP Base Density therefore do not always occur. Many of these parcels are already being traded on the market at or near these values. As a result, there is limited ability to seek a community contribution. The market value for this category of density bonus would therefore often be limited since it does not exceed the OCP Base Density.

As a result, a more modest contribution to community amenities is therefore now proposed for such situations. A \$20 per buildable square foot for the increase in density from the current Zoning is now being proposed. Previously, this had been

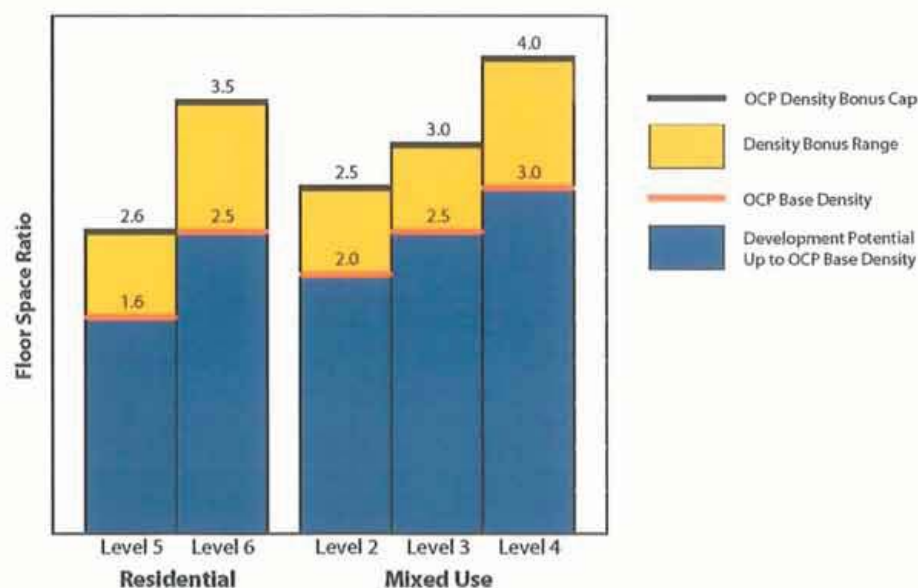
left to future negotiation. This proposed policy will bring greater certainty to this type of application. This would apply to most applications, including the East 3rd Street area that is being considered for an OCP amendment in the draft plan. This topic is dealt with in Section 3.2 of the attached draft policy.

Staff feel that this would represent a simple way to calculate a reasonable scale amenity contribution that would be written into the rezoning as a bonus. This could be through the creation of a density bonus schedule, and/or new base zone in the Zoning Bylaw that would be the reference zone for future rezonings.

Individual rezoning applications will continue to be subject to scrutiny through the Public Hearing approval process and quality design, community issues, off-site street or utility works or other considerations will continue to be injected in to the project in addition to density bonus considerations.

OCP Density Bonus: *Beyond the OCP Base Density up to the OCP Density Bonus Cap.*

This type of request would be considered through a rezoning process with a Public Hearing. Since the density is beyond the OCP Base Density the owner would be expected to pay the approximate market value for the additional density. The contribution amounts would be pre-determined and written into this policy document. Values would vary for land use and building form. Currently residential values of \$135 - \$145 per buildable sq.ft. are still being recommended. Unique site circumstances could result in these figures being adjusted. Commercial floor area over 1.0 FSR would be valued at \$0/sq.ft. to support further employment generation. The proposed caps are shown below.



OCP Density Bonus payments would be applied to appropriate funds. This would include a pre-determined ratio for allocation to the Civic Amenity Fund, Affordable Housing Fund, or other funds at Council's discretion. It is not appropriate to use these funds for operating expenses.

At Council's discretion and subject to approval through the rezoning process, community benefits of equal value could be provided on-site, rather than as a cash payment.

Where sites have existing rental housing (typically Residential Level 4 and 5), the retention or replacement of rental housing is viewed as the priority. In those instances, rental or affordable housing, not cash, would be secured as a priority. This would be determined at the outset of a development application.

This proposed policy seeks to establish clearer expectations but maintains some flexibility to allow for special on-site constraints or unique opportunities to provide specific amenities. It is necessary that these aspirations be presented as City preferences, subject to the rezoning process due to the existing provincial legislation. Heritage preservation can have very unique circumstances and is therefore left more open ended. Rental housing would be a priority in some instances.

Zoning Bylaw

The Zoning Bylaw would later be revised to utilize terms that would be consistent with the OCP and Density Bonus & Amenity Contribution Policy Document. Pre-zoned density bonus benefits could be modified or supplemented over time.

In implementing the new OCP, parts of the City which experience significant OCP Land Use changes to medium or high density could be pre-zoned with a bonus provision to achieve the amenity contribution value in a very clear manner. This option will be considered as part of the implementation of the OCP update process. A decision on this would be made at a later date.

The Zoning Bylaw is an essential tool. The provision of Density Bonusing in Section 904 of the Local Government Act is the primary tool provided to municipalities and it is desirable to work within the provisions of that legislation as much as possible.

OCP AMENDMENTS (NEGOTIATED CAC's):

Site Specific Applications: Occasionally, there are instances where a substantial individual changes to the Official Community Plan land use designation are contemplated for medium and high density sites, for which the above policy may not be relevant. In such circumstances, it is proposed that an Amenity Contribution equal to 70% of the lift in land value be considered. This leaves some value for the vendor of the site, and respects that there is a degree of risk for the developer. The City, however,

receives the majority of the lift in value resulting from the OCP change. This is intended to apply to higher density land use categories only and would be subject to individual site analysis.

Individual rezoning applications will continue to be subject to scrutiny through the approval process and quality design, community issues, off-site street or utility works or other considerations will continue to be injected in to the project in addition to density bonus considerations.

RELATIONSHIP TO THE CITYSHAPING ENGAGEMENT PROCESS:

The drafting of the OCP relates directly to the strategy for density bonusing and amenity contributions. Community input on the draft policy would be facilitated in parallel with the draft OCP engagement process which will run through the first few months of 2014. Staff have outlined a strategy for an open house and online presentation of draft policy materials with a feedback form to gather further input on the draft policy before returning to Council as the draft OCP process wraps up. More information is available in the OCP Update report.

CONCLUSION:

This policy direction should address the concerns raised regarding density bonuses and community amenity contributions.

Staff is considering further options for implementing this policy in a manner that will best fit with Provincial legislation. The Province has taken an interest in this topic and it will be important to have a defensible and implementable policy. The OCP Density Bonus Caps will be considered as part of the CityShaping process. In the meantime, staff will investigate implementation options and monitor Provincial guidelines expected to be released in the New Year. Staff are considering a pre-packaged density bonus schedule for the Zoning Bylaw that would have several categories for use in pre-zonings and rezonings.

As we move forward, there will be a need for a phase in period since there is a considerable lag time between when a parcel is purchased and when it might be rezoned. It is important that the City's expectations for amenity contributions be revealed, even in draft form, in conjunction with the release of a draft OCP.

OPTIONS:

1. **THAT** the draft Density Bonus & Amenity Contribution Policy attached to said report continue to be refined in preparation of implementation and be brought back for consideration of approval in conjunction with the consideration of the new Official Community Plan. (Recommended)
2. **THAT** staff be directed to retain a consultant to provide further advice on the proposed Density Bonus policy.

FINANCIAL IMPLICATIONS:

Community Amenity Contributions have helped the City achieve significant public benefits. This policy has the ability to retain and expand that ability. Without the use of amenity contributions and density bonusing, the City would either achieve less or need to find alternative methods of funding such items. As a result, this matter has significant financial implications in terms of raising revenue for public amenities or achieving other community goals as stated in the OCP. More information on this would be presented in the next report, if Council supports this direction.

INTER-DEPARTMENTAL IMPLICATIONS:

This topic has significant inter-departmental implications. It contemplates a more standardized approach to development and approval with regards to Density Bonuses and Community Amenity Contributions. The Directors Team and Civic Projects Team endorsed this report at their December 3, 2013 meeting.

SUSTAINABILITY IMPLICATIONS:

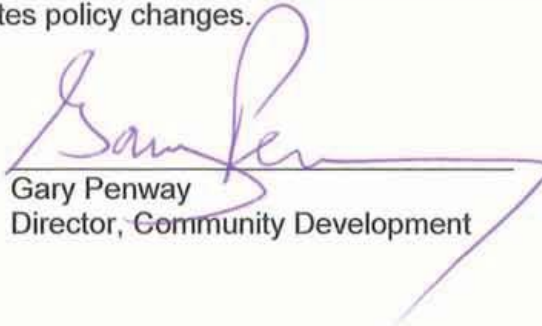
Density bonusing is a key tool in advancing the City's policy objectives and working towards social, environmental and economic sustainability. Obtaining public benefits through density bonusing, including affordable and rental housing, employment generating uses, parks and civic facilities contributes to the City's sustainability objectives.

POLICY/STRATEGIC PLAN IMPLICATIONS:

The Density Bonusing and Community Amenity Policy is entwined with the City's Official Community Plan Policies. This report contemplates policy changes.

RESPECTFULLY SUBMITTED:

Attachments: 3
GP:tf:eb



Gary Penway
Director, Community Development

DRAFT OCP UPDATE

2.6 Density Bonuses and Transfers

2.6.1 Density Bonuses

In addition to the OCP Base Density, at Council's discretion, higher densities may be permitted up to the OCP Density Bonus Cap, as provided for in the Land Use Map (Schedule A). To be considered for additional density (between the Base and the Bonus Cap), a public benefit must be provided to the community, consistent with the City's Density Bonus and Community Amenity Contribution Policy. The amount of density bonus to be considered should reflect the value of public benefit provided and be consistent with good urban design principles and practice.

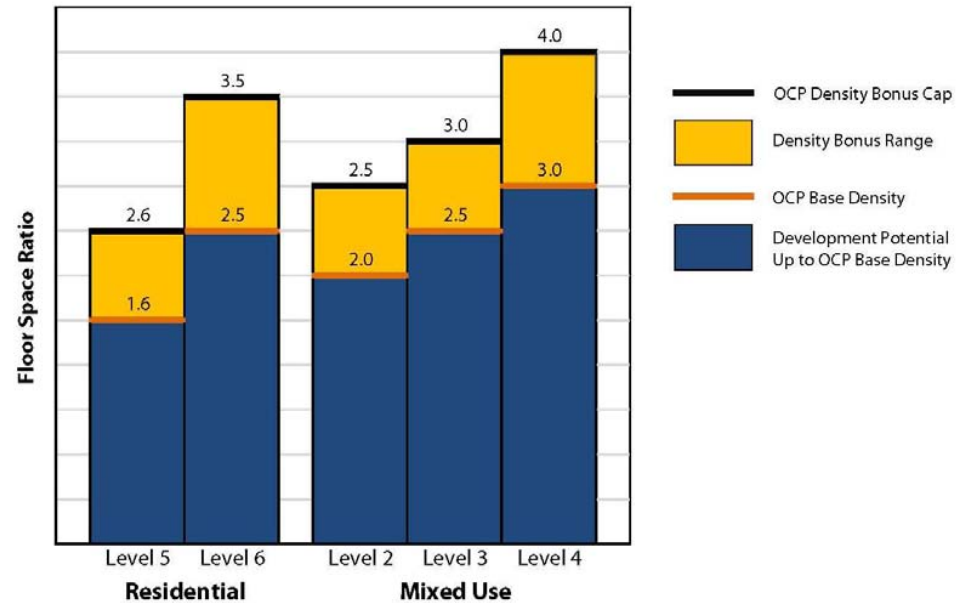


Figure 1 Land Use Development Potentials

Council may consider an OCP Density Bonus, through rezoning and without need for an OCP amendment in exchange for the following public benefits:

Affordable / Special Needs / Rental Housing

In medium and high-density areas (Residential Levels 5 and 6, and Mixed Use Levels 3 and 4), Council may approve additional floor area if there is a secured commitment to provide Affordable / Special Needs / Rental Housing.

Community Amenity Space

For the construction of community amenity space that is dedicated to public use and/or benefits within a private development including, but not limited to, libraries, public administration, community groups, recreations centres, daycares, district heating utility.

Employment Generation

For the provision of employment generating uses beyond that normally expected under existing zoning

Heritage Conservation

For lots with any OCP classification, Council may approve additional floor area for the purposes of heritage conservation due to the unique circumstances of heritage conservation.

2.6.2 Density Bonus Application

An OCP Density Bonus is subject to a rezoning process with a Public Hearing. Council is under no obligation to approve an OCP Density Bonus rezoning application regardless of compliance with this section and/or the Density Bonus and Community Amenity Contribution Policy.

Density Bonus potential involves increases beyond the Base Density up to the Density Bonus Cap as shown in Table 3. The identified cap is the highest Floor Space Ratio that can be achieved on a property through a Density Bonus (excluding density transfers).

The Density Bonus and Community Amenity Contribution Policy serves as a guideline for City Council in the consideration of OCP Density Bonus applications.

2.6.2.1 Density Bonus Cap Exceptions

- A) Circumstances may arise when Council may wish to consider a density bonus above the cap in exchange for an amenity of exceptional benefit to the community. Section 2.6.1, Schedule A Land Use Designation Map, may be amended by Council, as provided for under Provincial law, to achieve policy objectives outlined in this plan as follows:

| | Property Address | FSR | Amenity |
|----|------------------|-----|---------|
| 1. | | | |
| 2. | | | |

- B) For density bonus considerations regarding the unique circumstances of heritage conservation, density bonus caps will not apply. This would include, but not be limited to, consideration of additional density to incorporate an infill development or additional floor area for a new building to incentivize retention of a heritage building.

2.6.3 Density Transfer

A transfer of density is the relocation of anticipated density from one parcel of land to another. To achieve the goals and objectives outlined in this Plan and/or achieve a preferable form of development, City Council may authorize transfers of density between properties. Such transfers do not necessarily involve an increase in the total development potential, but rather the relocation of a density allowance. As such there is no increase in the OCP Capacity as a result of density transfers.

Density transfers require a rezoning with Public Hearing and, if approved, require that a Land Title Act covenant be registered on all affected properties confirming that the transfer has occurred.

COMMUNITY DEVELOPMENT



Density Bonus & Amenity Contribution Policy

Draft Dated:
December 2, 2013

COMMUNITY DEVELOPMENT

Density Bonus & Community Amenity Contribution Policy

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COMMUNITY DEVELOPMENT

Density Bonus & Community Amenity Contribution Policy

1. Introduction

This Density Bonus & Community Amenity Contribution Policy is one of three tools used by the City to influence development. This Policy should be read in conjunction with the Official Community Plan (OCP) and Zoning Bylaw. These documents are all available online at www.cnv.org. The Official Community Plan identifies the long range vision for the City. It does not establish any development rights. The Zoning Bylaw implements the OCP and does establish development rights. Often, a rezoning is required to achieve the full development potential of the OCP.

This Policy document has been endorsed by City Council and serves two purposes:

1. A guide for the consideration of density bonuses within the framework of the OCP (up to the OCP Base Density and between the Base Density and Density Cap).
2. A guide for the calculation of Community Amenity Contributions when considering amendments to the Official Community Plan Land Use Map.

This policy is intended to provide a greater degree of certainty regarding contributions to the City in return for a rezoning, an OCP Density Bonus or an OCP Amendment. This increased level of certainty is expected to assist the vendors of property, realtors, developers, public, staff and City Council when considering such applications.

Density Bonus means additional floor area provided in return for a Public Benefit (Community Amenity or Affordable & Rental Housing)

Contributions of this nature help ensure that the City is able to provide required amenities and meet the goals and objectives of the OCP. In this and other ways— such as Development Cost Charges (DCCs), infrastructure upgrades, new housing, new commercial and employment centres, etc.— development helps support growth and renewal in the community.

Please note that as per the Local Government Act, any request to change the Zoning or OCP Designation of a property is at Council's full discretion. While this Policy provides a framework for determining possible public benefits related to development, it does not limit Council's ability to reject or approve such applications. Nor does it prevent Council from considering other possible factors or contributions that might be more relevant for that specific site/application. Once approved and written into the Zoning Bylaw, OCP Density Bonuses have the certainty of a Building Permit approval, provided the conditions are met.

For further definitions used in this document (and also used in the OCP and Zoning Bylaw), please refer to Appendix 1 at the end of this document. For convenience a policy summary table is provided as Appendix 3.

COMMUNITY DEVELOPMENT

2. Applicability

The Official Community Plan identifies the long term land uses and densities through a Land Use Map (OCP Figure 10). In return for certain Public Benefits, an OCP Density Bonus allows for densities beyond the Land Use Map “OCP Base Density” up to a pre-determined “OCP Density Bonus Cap”. The Public Benefits eligible for an OCP Density Bonus are described in Section 2.6 of the OCP.

Density bonuses beyond the OCP Base Density are only possible in accordance with the OCP. Readers should therefore refer to the OCP Land Use Map and Section 2.6 in conjunction with this policy. At this time, OCP Density Bonuses and Caps are proposed to be permitted in the following OCP Land Use categories:

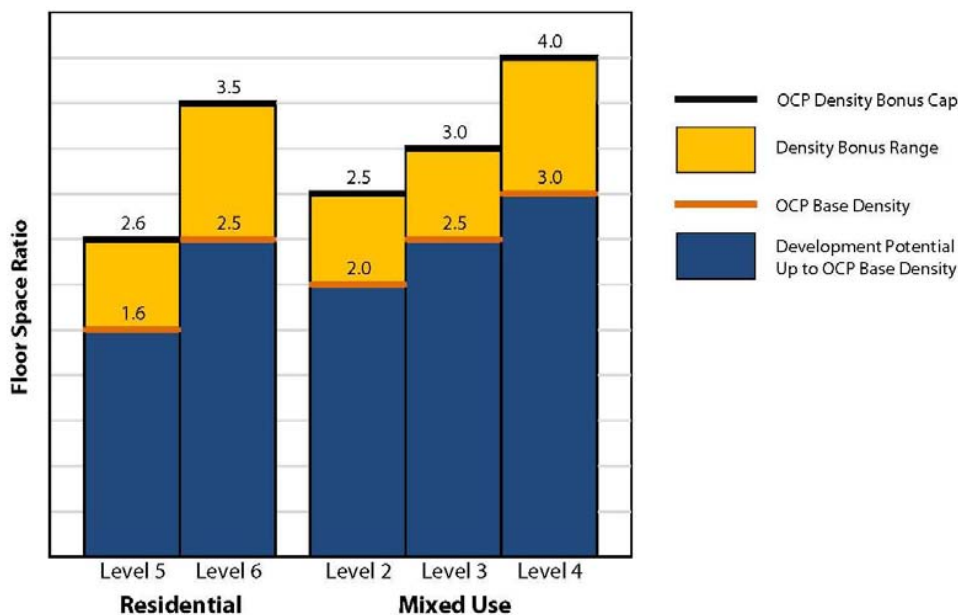


Figure 1. Land Use Development Potentials

As a result of the unique circumstances of heritage buildings, density bonuses in return for the retention and legal protection of heritage buildings are not limited to the above caps. They will be judged on their individual merit and needs through a rezoning process.



COMMUNITY DEVELOPMENT

3. Density Bonus Categories and Payment Schedule

There are two types of density bonuses that are addressed in this policy.

Base Density Bonus: An increase in density that does not exceed the *OCP Base Density*. This can include lands that are pre-zoned with a density bonus, as well as and lands that are rezoned through a site specific rezoning process with a density bonus. This level of density bonus does not exceed the OCP Base Density.

OCP Density Bonus: Rezoning with a density bonus that does exceed the *OCP Base Density* but do not exceed the *OCP Density Bonus Cap*.

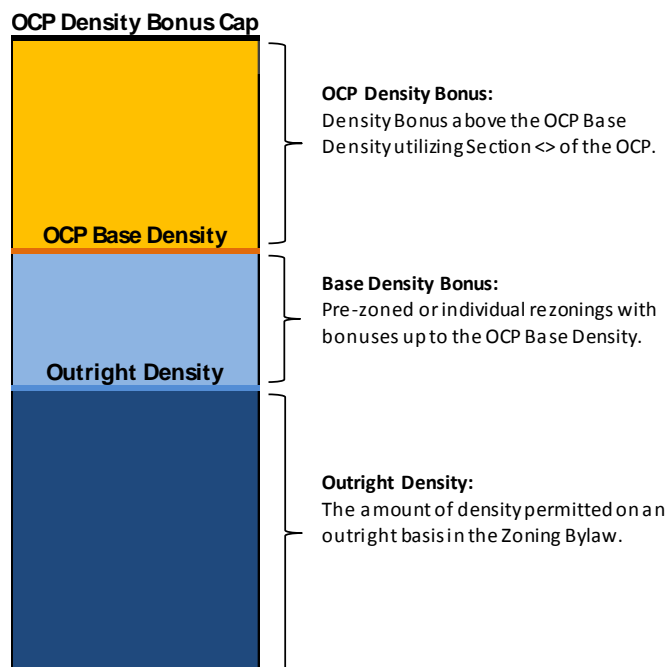


Figure 2. Density Bonus Categories

Figure 2 illustrates these two types of bonuses.



COMMUNITY DEVELOPMENT

3.1. Base Density Bonus: Density Increases up to the OCP Base Density

All properties have a permitted level of development which is described as “outright”.

This section relates to densities that exceed the outright density but do not exceed the *OCP Base Density*. This can include pre-zoned bonuses in the Zoning Bylaw or individual developments approved through a rezoning process with bonuses, provided that they do not exceed the OCP Base Density. This form of density bonusing excludes standard *Gross Floor Area Exclusions* as per the general definition of the Zoning Bylaw.

Density bonuses on this nature fall into two categories: Pre-zoned and Individual Rezonings.

Pre-Zoned Density Bonuses: The City has a long history of utilizing this form of density bonus to influence development. Previously this included requiring additional parking or providing taller buildings. Currently, pre-zoned density bonuses are provided for achieving an energy standard that exceeds the Building Code. The City will continue to use this tool to influence developments on a pre-zoned basis. Where pre-zoning exists, it can be found in the City’s Zoning Bylaw.

Rezoning Applications: Many properties in the City have zoning which matches the OCP. However, many other properties have a lower development potential in the Zoning than in the OCP. For those properties, a rezoning is required to achieve the full OCP development potential.

Significant changes in land value as a result of a rezoning up to the OCP Base Density rarely occur as a result of this type of rezoning. In addition, land values for properties trading in the market are often based upon the OCP potential.

As a result, a modest contribution to community amenities is therefore included for such situations. A \$20 per buildable square foot for the increase in density from the current Zoning is proposed.

For example, a typical 50 ft x 120 ft (6,000 sq ft) lot with RS-1 Zoning going through a rezoning to 1.0 FSR or 1.6 FSR would have the Zoning bylaw prepared to require a density bonus as follows:

| | | | |
|-----------------|-------------------------|-------------|------------------------------|
| 1.0 FSR: | 1.0 - 0.5 FSR = | 0.5 FSR | |
| | 0.5 FSR x 6,000 sq ft = | 3,000 sq ft | |
| | 3,000 sq ft x \$20.00 = | \$60,000 | Density Bonus payment |
| | | | |
| 1.6 FSR: | 1.6 - 0.5 FSR = | 1.1 FSR | |
| | 1.1 FSR x 6,000 sq ft = | 6,600 sq ft | |
| | 6,600 sq ft x \$20.00 = | \$132,000 | Density Bonus payment |
| | | | |

This would apply to all rezonings, including the East 3rd Street area proposed for a OCP land use amendment in the draft OCP.

COMMUNITY DEVELOPMENT

Applications for rezoning are subject to a rezoning process with Council approval after a Public Hearing. Variations may be made as part of the process to reflect individual situations. This could see the amount either increased or decreased as part of that process. Extra street or utility works or other commitments related to the development may also be required as part of the development approval process which will be in addition to any density bonus considerations.

3.2. OCP Density Bonus: Beyond the OCP Base Density up to the OCP Density Bonus Cap

This section applies to applications seeking a density bonus beyond the OCP Base Density up to the OCP Density Bonus Cap. This potential exists in the OCP land use categories identified in Figure 3.

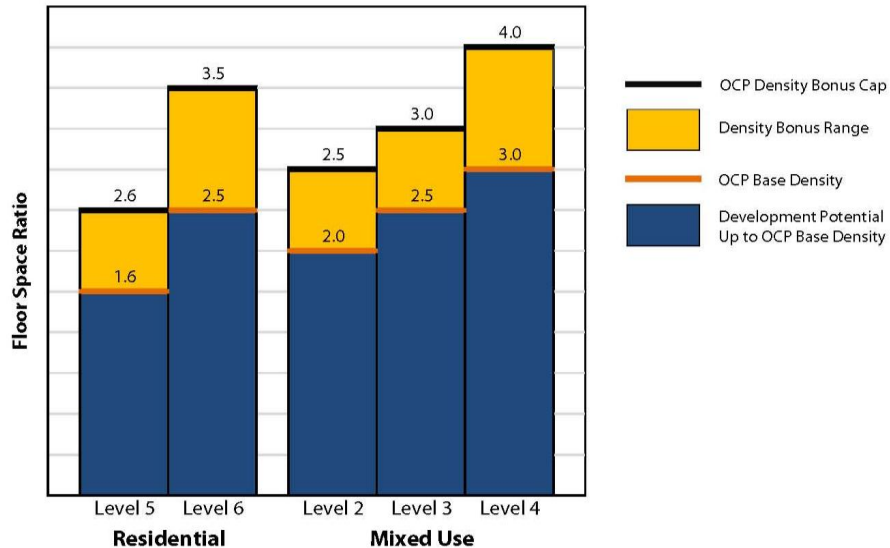


Figure 3. Graphic Depiction of OCP Base Density and OCP Density Bonus Maximums

Note: OCP Density Bonus Caps to be confirmed through OCP CityShaping process.

- 3.2.1. OCP Density Bonus applicants shall provide a Community Amenity Contribution calculated as per Figure 3.
- 3.2.2. Council may consider proposals to construct and provide *Public Benefits* of an equivalent value in lieu of a cash contribution.

COMMUNITY DEVELOPMENT

Notwithstanding Section 3.2.1 above, properties with existing rental housing shall be requested to provide market rental or non-market rental housing in return for any density bonus. This is to encourage the retention or replacement of rental units. If sites are unable to provide rental housing on-site, a cash contribution as per Figure 3 to the Affordable Housing Fund may be considered. Owners/applicants are advised to consult with staff to consider how an application may be processed.

3.2.4 In no case will the *Density Bonus* result in a *Floor Space Ratio* which exceeds the *OCP Density Bonus Cap*. Development proposals that exceed the OCP Density Bonus Cap are to be processed as an OCP amendment in accordance with Section 4 of this policy.

3.2.5 Notwithstanding Sections 3.2.1 and 3.2.2 above, *Public Benefits* will be negotiated on a case by case basis in exceptional circumstances where:

- The City and applicant agree that a preferable opportunity exists on-site for the creation of new community amenity, or other public benefit in accordance with Section 2.6 of the OCP;
- The proposed development presents an opportunity to preserve or enhance significant heritage features.

Extra street or utility works or other commitments related to the development may also be required as part of the development approval process which will be in addition to any density bonus considerations.

As per the OCP, section 2.7, Density Bonus Caps do not apply to Density Transfers.



COMMUNITY DEVELOPMENT

3.3. OCP Density Bonus Fee Calculation

- 3.3.1. Except as provided for elsewhere in this policy document, applicants seeking an OCP Density Bonus shall be required make a payment to the City, as per Figure 4.
- 3.3.2. Density Bonuses for Commercial uses above 1.0 FSR are considered an employment generating use and are not required to make a payment.

| | BASE DENSITY BONUS | OCP DENSITY BONUS | |
|----------------------|--|---|--|
| | Density Increases up to the OCP Base Density | Density Increases Beyond the OCP Base Density | |
| Land Use Designation | <i>Residential</i> | Commercial Floor Area (Additional floor area over 1.0 FSR) \$ / buildable sq.ft. (\$ / buildable sq.m.) | Residential Floor Area \$ / buildable sq.ft. (\$ / buildable sq.m.) |
| Commercial | \$0 | \$0 | n/a |
| Residential Level 5 | \$20 per sq ft increase in GFA | n/a | \$145 (\$1,560) |
| Residential Level 6 | \$20 sq ft increase in GFA | n/a | \$135 (\$1,453) |
| Mixed Use Level 2 | \$20 sq ft increase in GFA | \$0 | \$135 (\$1,453) |
| Mixed Use Level 3 | \$20 sq ft increase in GFA | \$0 | \$135 (\$1,453) |
| Mixed Use Level 4 | \$20 sq ft increase in GFA | \$0 | \$135 (\$1,453) |

Figure 4. Fee Structure for Density Bonus Calculations (to be updated annually)

COMMUNITY DEVELOPMENT

4. Official Community Plan Amendments



From time to time over the life of Official Community Plan, changes are made, including changes to the Land Use Map. Some are minor with no significant lift in the value of the land. Others result in a significant lift in the land value. Such changes occur through an extended public process with a Town Hall Meeting and a Public Hearing. Official Community Plan amendments are at City Council's absolute discretion and are subject

to a public process including a Public Hearing. Applications may be rejected regardless of compliance with this policy.

In instances where there is a significant lift in land value, a Community Amenity Contribution is required. This will be determined on an individual basis through negotiation as part of the public process. For guidance in the determination of that contribution, this policy has been created.

- 4.1. In general, a Community Amenity Contribution equal to 70% of the increase in land value will be required as a payment to the Community Amenity Fund.
- 4.2. As an alternative to the above payment, a different form of community amenity contributions may be considered, including the direct provision an amenity rather than cash.

4.3. Land Value Lift Calculation

Unless otherwise agreed to, the lift in land value shall be calculated below. Two sample calculations are shown in Appendix 2.

- Estimate the land value of the subject property void of any improvements under existing zoning/OCP designation.
 - Estimate the land value of the subject property void of any improvements with the proposed Land Use/Density.
- 4.3.1. Where Public Benefits are negotiated, the City may require that the following information be submitted:
 - The cost of servicing and infrastructure improvements; and
 - A development pro-forma as specified by the City's to standards that could be reviewed by a Quantity Surveyor.

COMMUNITY DEVELOPMENT

5. Allocating Public Benefits

- 5.1. Payments to the City for *Density Bonus* or *Community Amenity Contributions* shall be allocated as indicated in Table 3.

Table 3. Public Benefits Allocation

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

- 5.2. These funds shall be spent at Council's discretion as per the terms of the Community Amenity Reserve Fund Bylaw, as amended from time to time.

6. Monitoring

- 6.1. The *Community Amenity Contribution* amounts presented in Figure 3 shall be updated at least annually to reflect changing market conditions.
- 6.2. A summary of *Community Amenity Contributions* received will be prepared and presented annually.



COMMUNITY DEVELOPMENT

Appendix 1: Definitions

Affordable and Rental Housing includes below market, special needs, or rental housing.

Base Density Bonus means development potential that exceeds the Outright Density but does not exceed the *OCP Base Density*.

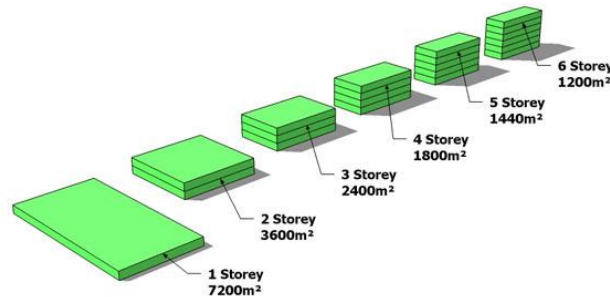
Community Amenity is defined a physical space that provides direct or indirect Public Benefits to the community and includes, but is not limited to child care facilities, offices for non-profit organizations, cultural facilities, heritage conservation, institutional uses, district heating utility, community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

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

Density is the Floor Space Ratio that can be achieved on a parcel.

Density Bonus is additional density provided in return for a Public Benefit.

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.



Gross Floor Area Exclusions means accessory spaces that are generally excluded through the definition of Gross Floor Area in the Zoning Bylaw to support practical development.

Land Use Designation means the permitted uses and densities as outlined in Schedule 'A' of the Official Community Plan. **OCP Base Density** means the typical upper limit of a Land Use Category in the OCP.

OCP Density Bonus means a *Density Bonus* that exceeds the *OCP Base Density* up to the *OCP Density Bonus Cap*, in accordance with section 2.6 of the OCP.

OCP Density Bonus Cap means the highest *Floor Space Ratio* that can be achieved on a site through an *OCP Density Bonus*, as per the OCP and indicated in Figure 1 (excludes density transfers).

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

Public Benefits are the wide range of benefits achieved in the public interest to support the Goals and Objectives of the OCP through Density Bonuses or Community Amenity Contributions.

COMMUNITY DEVELOPMENT

Appendix 2: Sample Community Amenity Contribution Land Lift Calculation

The following are two examples of how a Community Amenity Contribution (CAC) might be calculated for an OCP amendment as per Section 4.3 of this policy document.

Scenario #1

From Residential Level 1 to Residential Level 6



Land Value: \$100/sq ft
\$320/sq ft



to



Community Amenity Contribution Calculation

$\$320 - \$100 = \$220/\text{sq ft}$

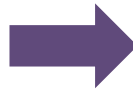
$\text{CAC} = \$154 \text{ sq ft } (70\% \times \$220) \times \text{lot area}$

Scenario #2

From Residential Level 2 to Residential Level 5



Land Value \$130/sq.ft.



to



\$260/sq.ft.

Community Amenity Contribution Calculation

$\$260 - \$130 = \$130/\text{sq ft}$

$\text{CAC} = \$90 \text{ sq ft } (70\% \times \$130) \times \text{lot area}$

Note: Land values are estimations provided for illustrative purposes only.

COMMUNITY DEVELOPMENT

Appendix 3: Development Application Types:

Summary Public Benefits / Infrastructure Upgrades/Design Control

| Type | Public Benefits | Negotiated Infrastructure Upgrades | Required Bylaw Infrastructure Upgrades * | Design Control |
|--|--|------------------------------------|--|----------------------------|
| 1. Building Permit | Pre-zoned with Density Bonus (if applicable) | n/a | ✓ | Development Permit or None |
| 2. Rezoning up to OCP Base Density | Residential \$20 per sq.ft. increase in GFA | ✓ | ✓ | Council (Public Hearing) |
| 3. Rezonings with OCP Density Bonus up to OCP Bonus Cap | Density Bonus calculated at Res: \$135-145/sq ft Comm: \$0/sq ft Or Rental Housing Or equivalent as negotiated | | ✓ | Council (Public Hearing) |
| 4. OCP Amendment with Rezoning ** | Negotiated CACs based on 70% of lift in land value | ✓ | ✓ | Council (Public Hearing) |

* Includes requirements of Subdivision & Development Control Bylaw, DCCs, etc.

** Applies to OCP Land Use categories Res Level 5 and up

City of North Vancouver
Community Development Department

Density Bonus History Review

Updated November 2013



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CHAPTER 1 - INTRODUCTION

Purpose

The purpose of this report is to provide a comprehensive overview of the significant developments that have received additional density (bonus or transfer) since the City's Official Community Plan (OCP) was amended in 1992 to include a provision for "Additional Density" in return for specified community benefits. A wide range of community benefits have been provided since that time using this tool including affordable and rental housing, heritage conservation, adaptable design, community amenity space, environmental considerations and employment generating uses. A Density Bonus History Database was created for the purpose of this review.

This report complements the 2013 density bonusing policy review process. It includes a detailed summary of 21 projects using standardized methods of calculating density, along with aggregate figures.

Background

The City has regulated development through a Zoning Bylaw since 1926. The first Official Community Plan was adopted in 1980. In 1992, the OCP was amended to include a provision whereby City Council could approve density beyond the densities specified in the Schedule 'A' Land Use Map. This provision provides for 'Additional Density Factors' in support of public benefits and amenities consistent with the policy objectives of the OCP. The first 'Additional Density Factors' introduced through the 1992 OCP adoption included an unlimited additional floor area that can be provided for heritage consideration and up to 10% of additional floor area that can be provided for non-market housing consideration. These have been modified slightly over the years and under the current Section 5.12 of the OCP 2002 include the potential for additional density in support of:

- affordable and rental housing,
- heritage,
- adaptable design,
- community amenity space,
- environmental considerations, and
- employment generating uses.

This report complements the density bonusing policy review process by providing a summary and project details of all significant developments that have received density bonus since 1967.

Scope

The scope of this research includes all developments which were rezoned into Comprehensive Development (CD) Zones up to September 2013. For completeness, developments approved from 1967 (CD-1 to CD-641 Zones) have been reviewed. This approach recognizes that a rezoning process must be completed for all developments that were provided density bonus, gross floor area exclusions or transfer as stipulated by 'Additional Density Factors' of the Official Community Plan.

All significant developments were highlighted and reviewed during the first stage of the review, 21 of which received density bonus in return for affordable and rental housing, heritage, adaptable design, community amenity space, environmental considerations and/or employment generating uses (Table 1).

Project summaries and greater details related to these 21 developments are provided at the end of this report.

Table 1. Significant Developments Reviewed

| CD # | Project Name | Density Bonus/Transfers |
|--------|---|-------------------------|
| CD-341 | The Metropolitan | Bonus |
| CD-347 | The Summerhill | Bonus & Transfer |
| CD-373 | The Legion | Bonus |
| CD-382 | 211-217 West 1st St | Bonus |
| CD-393 | Versatile Shipyard | Bonus & Transfer |
| CD-430 | Time | Bonus & Transfer |
| CD-504 | Kiwanis (St. Andrew's Project) | Bonus & Transfer |
| CD-505 | Civic Centre Site | Bonus & Transfer |
| CD-508 | Eagles Hall | Bonus |
| CD-558 | Queen Mary School Site | Bonus & Transfer |
| CD-563 | The Kimpton | Bonus |
| CD-578 | NVSD Admin Building / Anderson Walk / HYAD Site | Bonus & Transfer |
| CD-579 | 1629 St. George's Ave | Bonus |
| CD-588 | Seven35 | Bonus |
| CD-589 | 83 Chesterfield Ave | Bonus |
| CD-592 | Anavets/Orizon | Bonus & Transfer |
| CD-599 | The Versatile Building | Bonus & Transfer |
| CD-610 | West 15 | Bonus & Transfer |
| CD-612 | The Prescott | Bonus & Transfer |
| CD-629 | 127-133 E 3rd St | Bonus |
| CD-631 | Centreview (Onni) | Bonus |

Methodology & Sources

The following steps were taken during the review process:

1. Staff reviewed all Comprehensive Development zones to date (CD-1 to CD-641). CD zones with density bonus and/or transfers provided were highlighted.
2. The relevant CD zones were further refined based on the size and significance of the developments to the community. The results of steps 1 and 2 generated Table 1 (above) and are referred to as "significant developments".
3. Each significant development was reviewed individually using all available sources, including but not limited to:
 - The Zoning Bylaw (including Amending Bylaws)
 - Application Council Reports/Files/Covenants
 - Building/Development Plans
 - City's Permit Database
 - City's GIS System (StaffMap)

4. A Density Bonus History Database¹ was created to record the density bonus/transfer provisions and all associated benefits provided to the Community in each project (Please see Appendix A for the list of data categories recorded).
5. The projects were analyzed aggregately and individually. Aggregate results are summarized in Chapter 2 (Page 4), while individual project summaries are reported in Chapter 3 (Page 11).

Assumptions & Limitations

The following are the assumptions & limitations of this review:

- Lot size: in some cases, discrepancies in lot sizes may exist between different sources (in most cases the discrepancies are minor and fall within 100 square feet). This is usually the result of rounding. In such cases, the priority of record accuracy is as follows:
 1. Zoning Bylaw/Amendment Bylaw(s)
 2. Council Report(s)
 3. Building/Development Site Plan(s)
 4. City's GIS Estimates
- Density bonus: density bonus includes both density bonus and GFA exclusions.
- OCP Schedule A Density: refers to the density assigned to each zone on Schedule A Land Use Map of the OCP. In most cases, this is the baseline to which density bonus and transfers are added to calculate the net density.²
- Considerations for Density Bonus: in most cases, developments met multiple “additional density factors” as outlined by the OCP, and density bonuses are generally considered based on the entire offering of the applicant(s). When the Zoning Bylaw outlines the specific portion of density bonus provided for a certain consideration (e.g. the number of units of non-market rental housing), then the density bonus will be tied specifically to that consideration in the database. However, in cases where a total density bonus is provided for a list of considerations, the density bonus will be tied to the most noteworthy consideration based on staff experience.³
- Monetary values: in some cases, the monetary value representing a certain consideration (e.g. cost/value of heritage restoration, cost/value of 10 rental housing units, etc.) may be provided and recorded if available.

¹ CityDoc # 1080114

² In some cases, the average is used when there are multiple sites with different Zoning Bylaw density limits within the CD zone.

³ For example, if a development received 0.3 FSR for providing X units of affordable housing and better building energy performance, staff will tie the bonus to the affordable housing provision (as oppose to separating the density bonus arbitrarily).

CHAPTER 2 – AGGREGATE RESULTS

Summary Findings

Based on the twenty-one significant developments with section 5.12 OCP density bonuses identified,

- Density bonuses of significant developments in the past have ranged from 5% to 101% above the OCP Schedule A densities (average = 35%; median = 21%)
- Public benefits and amenities provided by these significant developments include the following:
 - A minimum of 172 units of non-market & special needs rental housing secured⁴;
 - 343 units of market rental housing secured;
 - 7 heritage buildings protected, preserved, and/or restored;
 - Over 116 residential units built to Level 3 Adaptive Design Guideline;
 - Over 248,000 square feet of civic amenities, including child care facility, John Braithwaite Community Centre, community meeting spaces, community art gallery, community police office, meeting spaces, City Library, Artists for Kids Trust Gallery, School Board Administration Centre and other spaces available for community use.
 - \$1.2 million contributed to the Affordable Housing Fund, Civic Amenity Fund, Heritage Fund, and others;
 - 10 projects built to higher energy efficiency & environmental standards beyond the City's enhanced Zoning Bylaw requirement;
 - Over 167,000 square feet of employment space and approximate 617 jobs added⁵; and
 - Other contributions toward public art, infrastructure upgrades (e.g. street upgrades, sidewalk paving, traffic lights, etc.)

These findings are illustrated in Appendix B (Page v).

Density Bonus of Significant Developments

Density bonus for public benefits and/or amenities has ranged from 5% to 101% of the OCP Schedule A Density Maximums allowed of the projects. Figure 1 (Page 5) illustrates the percentage of density bonus by project size. Based on staff analysis, there is no correlation between the percentage of density bonused and the size of the project.

Figure 2 (Page 5) illustrates the percentage of density bonus by year. The rezoning applications of the aforementioned significant developments were approved between 1997 and 2013.⁶ No trend has been detected among the amount of the density bonus provided over the years.

Table 3 provides a summary of the density information, including the OCP Schedule A Maximum density, density bonus (bonus + exclusion), and the density transferred of each project by Floor Space Ratio (FSR).

⁴ The number of non-market rental units (10,000sf) has yet to be determined at the Centreview (Onni) project; current proposals suggest at a range of 9 to 16 units possible.

⁵ Jobs estimate based on 1 job to 272.1 square feet of employment generating space.

⁶ The approval date does not reflect actual building construction date, as projects may be delayed due other external reasons (e.g. market conditions, etc.) outside of the City's control.

Figure 1. Density Bonus as a Percentage of OCP Schedule A Density Maximums by Development Size

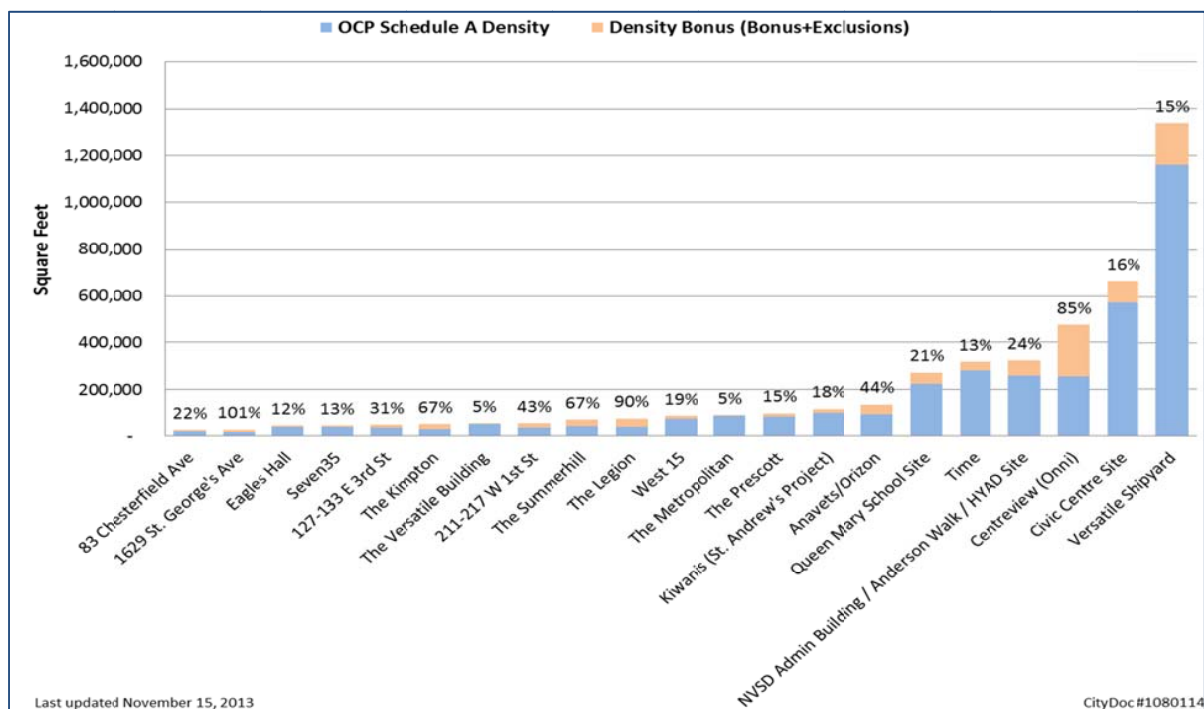


Figure 2. Density Bonus as a Percentage of OCP Schedule A Density Maximums Over Time

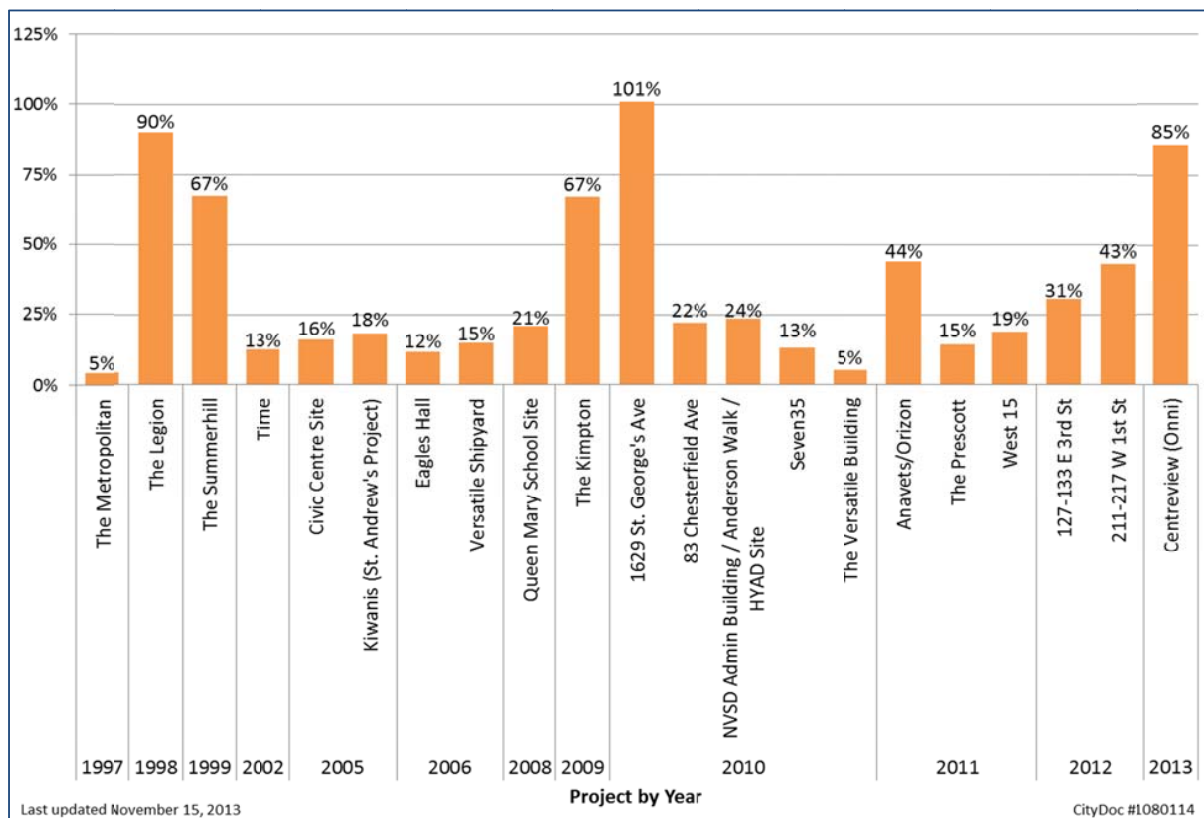


Table 2. Density Information of Projects by FSR

| Project Name | OCP Schedule A Density (FSR) | Density Bonus (Bonus+Exclusions) (FSR) | Density w/ Bonus (FSR) | Density Transfer (FSR) | Total Density (FSR) | Density Bonus as a % of OCP Density |
|---|---------------------------------|--|------------------------|------------------------|---------------------|-------------------------------------|
| 127-133 E 3rd St | 2.60 | 0.80 | 3.40 | - | 3.40 | 31% |
| 1629 St. George's Ave | 1.60 | 1.62 | 3.22 | - | 3.22 | 101% |
| 211-217 W 1st St | 2.60 | 1.13 | 3.73 | - | 3.73 | 43% |
| 83 Chesterfield Ave | 2.60 | 0.58 | 3.18 | - | 3.18 | 22% |
| Anavets/Orizon | 1.60 | 0.71 | 2.31 | - | 2.31 | 44% |
| Centreview (Onni) | 2.60 | 2.22 | 4.82 | - | 4.82 | 85% |
| Civic Centre Site | 2.60 | 0.42 | 3.02 | - | 3.02 | 16% |
| Eagles Hall | 2.30 | 0.27 | 2.57 | - | 2.57 | 12% |
| Kiwanis (St. Andrew's Project) | 1.00 | 0.18 | 1.18 | - | 1.18 | 18% |
| NVSD Admin Building / Anderson Walk / HYAD Site | Avg 1.75 (1.6/2.3) ⁷ | 0.41 | 2.16 | - | - | 24% |
| Queen Mary School Site | Avg 1.12 (1.0/1.6) ⁷ | 0.24 | 1.36 | - | 1.36 | 21% |
| Seven35 | 1.00 | 0.13 | 1.13 | - | 1.13 | 13% |
| The Kimpton | 1.60 | 1.08 | 2.68 | - | 2.68 | 67% |
| The Legion | 2.60 | 2.17 | 4.57 | - | 4.57 | 90% |
| The Metropolitan | 2.60 | 0.12 | 2.72 | - | 2.72 | 5% |
| The Prescott | 2.60 | 0.38 | 2.98 | 1.20 | 4.18 | 15% |
| The Summerhill | 2.60 | 1.75 | 4.35 | 0.92 | 5.27 | 67% |
| The Versatile Building | 2.60 | 0.14 | 2.74 | 0.50 | 3.24 | 5% |
| Time | 2.60 | 0.33 | 2.93 | - | 2.93 | 13% |
| Versatile Shipyard | 2.60 | 0.39 | 2.99 | - | 2.99 | 15% |
| West 15 | 2.60 | 0.49 | 3.09 | 1.28 | 4.37 | 19% |

⁷ The OCP Schedule A density is calculated based on the OCP Schedule A densities of the combined site (sqft) divided by the sum of the combined site area (sqft). Please see Queen Mary Site (Page 28) & NVSD Admin Building Site (Page 25) Project Summaries for details.

Density Bonus for Affordable and Rental Housing Consideration

The City provided a total of 240,000 square feet of additional density in return for a total of at least 384 units of affordable and rental housing units. Additionally, 114 market rental and 16 assisted rental units were indirectly secured through the 21 significant developments. Table 2 summarizes the project, the type and number of affordable and rental housing received, and the additional density bonus provided by the City for this consideration. Table 3 summarizes the total number of affordable and rental housing benefits received by type.

Table 3. Affordable and Rental Housing Benefits and Related Additional Density Provided by Project

| Year | Project Name | Type | Total Units | Additional Density Provided (sqft) | Density Bonus as a % of OCP Schedule A Maximums |
|--------------|---|---------------------------|-----------------------------------|------------------------------------|---|
| 1998 | The Legion | Non-Market Rental | 33 | 33,407 | 83% |
| 1999 | The Summerhill | Market Seniors Rental | 107 | 13,427 | 31% |
| 2005 | Civic Centre Site - Hollyburn Rentals | Market Rental | 114 | 0 | 0% |
| | Kiwanis (St. Andrew's Project) | Non-Market Seniors Rental | 27 | 18,500 | 18% |
| 2009 | The Kimpton | Non-Market Rental | 6 | 21,039 | 67% |
| 2010 | 1629 St. George's Ave | Market Rental | 22 | 13,950 ⁸ | 94% |
| | 83 Chesterfield Ave | Market Rental | 27 | 5,215 | 22% |
| | NVSD Admin Building / Anderson Walk / HYAD Site | Assisted Rental | 16 | 0 | 0% |
| 2011 | Anavets/Orizon | Non-Market Seniors Rental | 76 | 42,243 | 44% |
| | West 15 | Non-Market Rental | 5 | 14,070 | 19% |
| 2012 | 127-133 E 3rd St | Market Rental | 18 | 12,014 | 31% |
| | 211-217 West 1st St | Market Rental | 55 | 16,944 | 43% |
| 2013 | Centreview (Onni) ⁹ | Non-Market Rental | 9 to 16 | 52,500 | 20% |
| Total | | | 515 to 522 (130 unbonused) | 240,192 | - |

Table 4. Affordable and Rental Housing Units and Additional Density Provided by Type

| Type | Total Units | Additional Density Provided (sqft) |
|---------------------------|-----------------------------------|------------------------------------|
| Non-Market Rental | 53 - 60 | 121,016 |
| Market Rental | 236 (114 unbonused) | 45,006 |
| Non-Market Seniors Rental | 103 | 60,743 |
| Market Seniors Rental | 107 | 13,427 |
| Assisted Rental | 16 unbonused | 0 |
| Total | 515 to 522 (130 unbonused) | 240,192 |

⁸ 1629 St. George's Ave redevelopment went through three rezonings over the years. The first rezoning enabled redevelopment from 1.2 FSR to 1.6 FSR (plus 0.34 FSR of basement exclusion). Three more rezonings occurred subsequently to provide further density bonuses to support the rental project in 2011 (0.715 FSR) and 2013 (0.45 FSR).

⁹ The number of non-market rental units is not confirmed at the point of this review for the Centreview (Onni) project; but approximately 10,000 square feet of non-market rental units is secured.

Figure 3 illustrates the units of affordable and rental housing secured through density bonusing. Figure 4 illustrates the additional density bonus provided for affordable and rental housing consideration by project.

Figure 3. Units of Affordable and Rental Housing by Type and Project

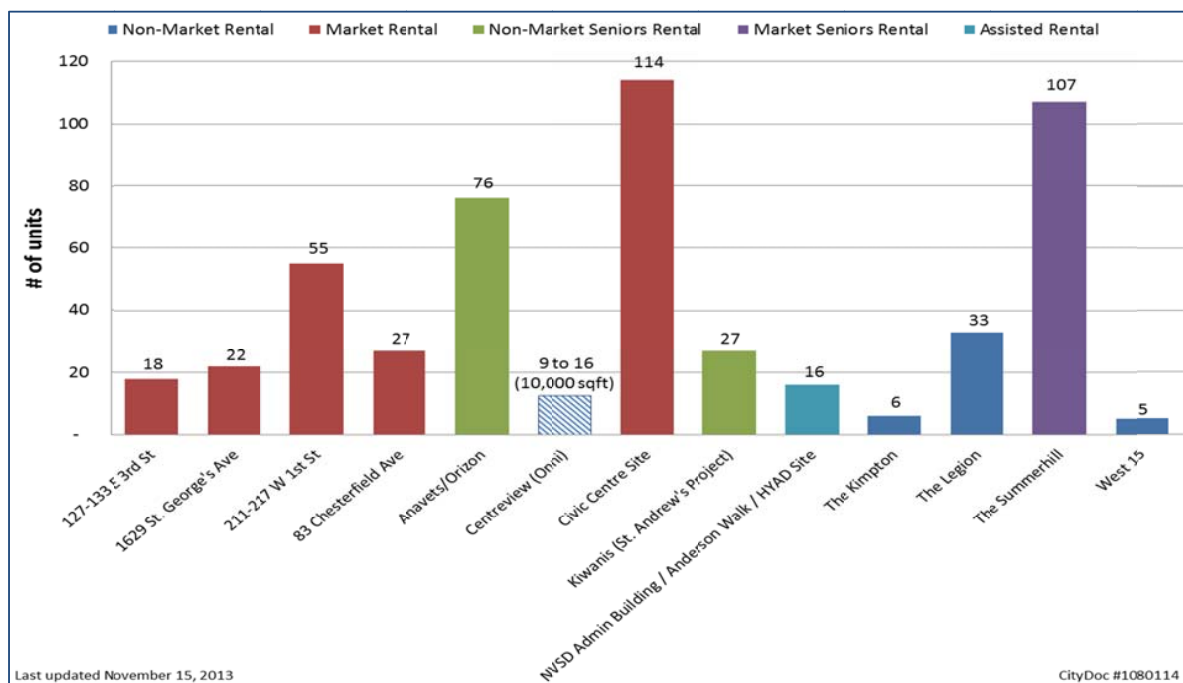
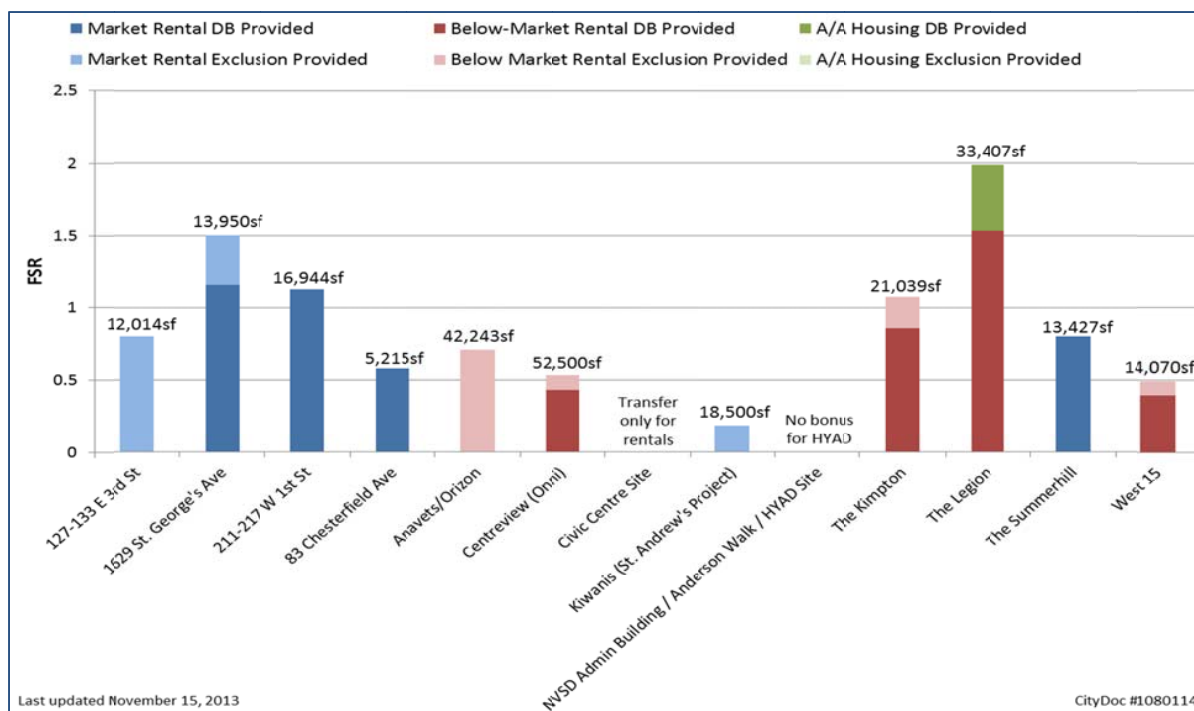


Figure 4. Density Bonus for Affordable and Rental Housing by Project

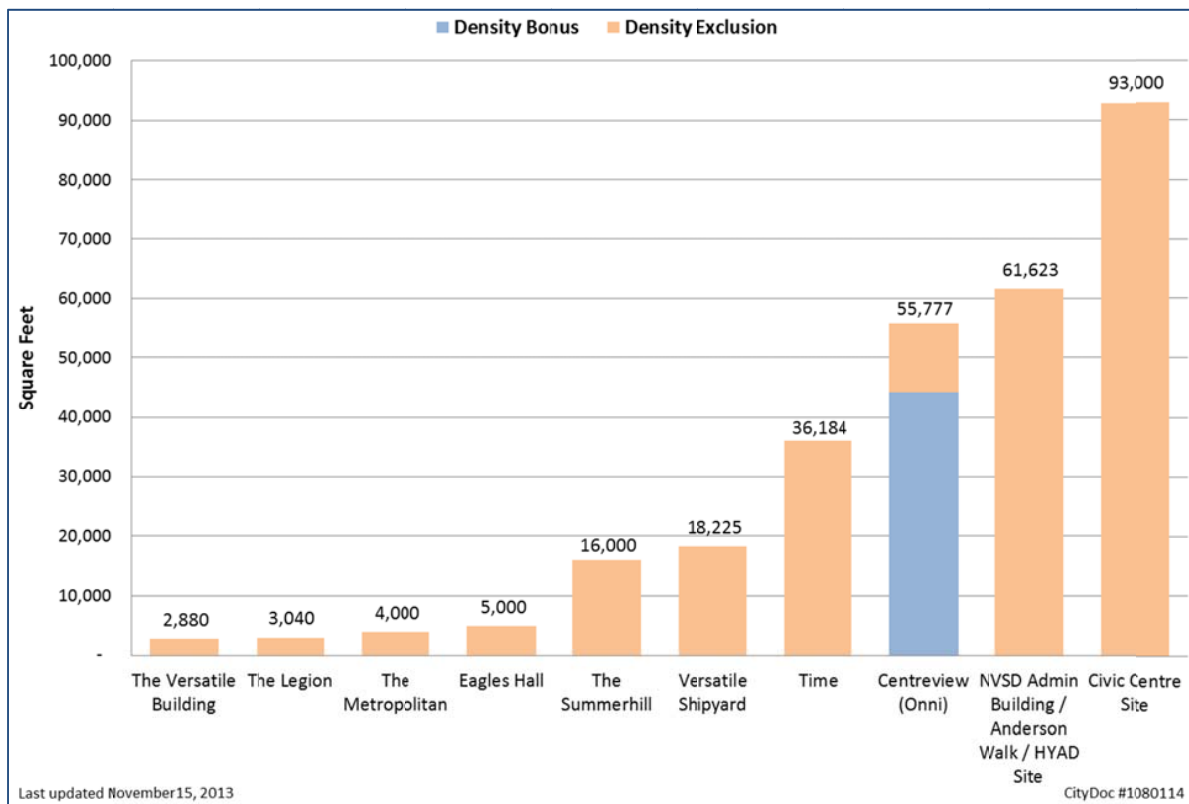


Density Bonus for Civic Amenities

The community has benefited from a number of civic amenities that were provided through the rezoning process and secured through density bonus. Table 4 summarizes the key civic amenities secured with density bonus. Figure 5 illustrates the type of additional density bonus (i.e., additional density or a density exclusion) provided for civic amenities of each project.

Table 5. Key Civic Amenities Secured and Additional Density Provided by Project

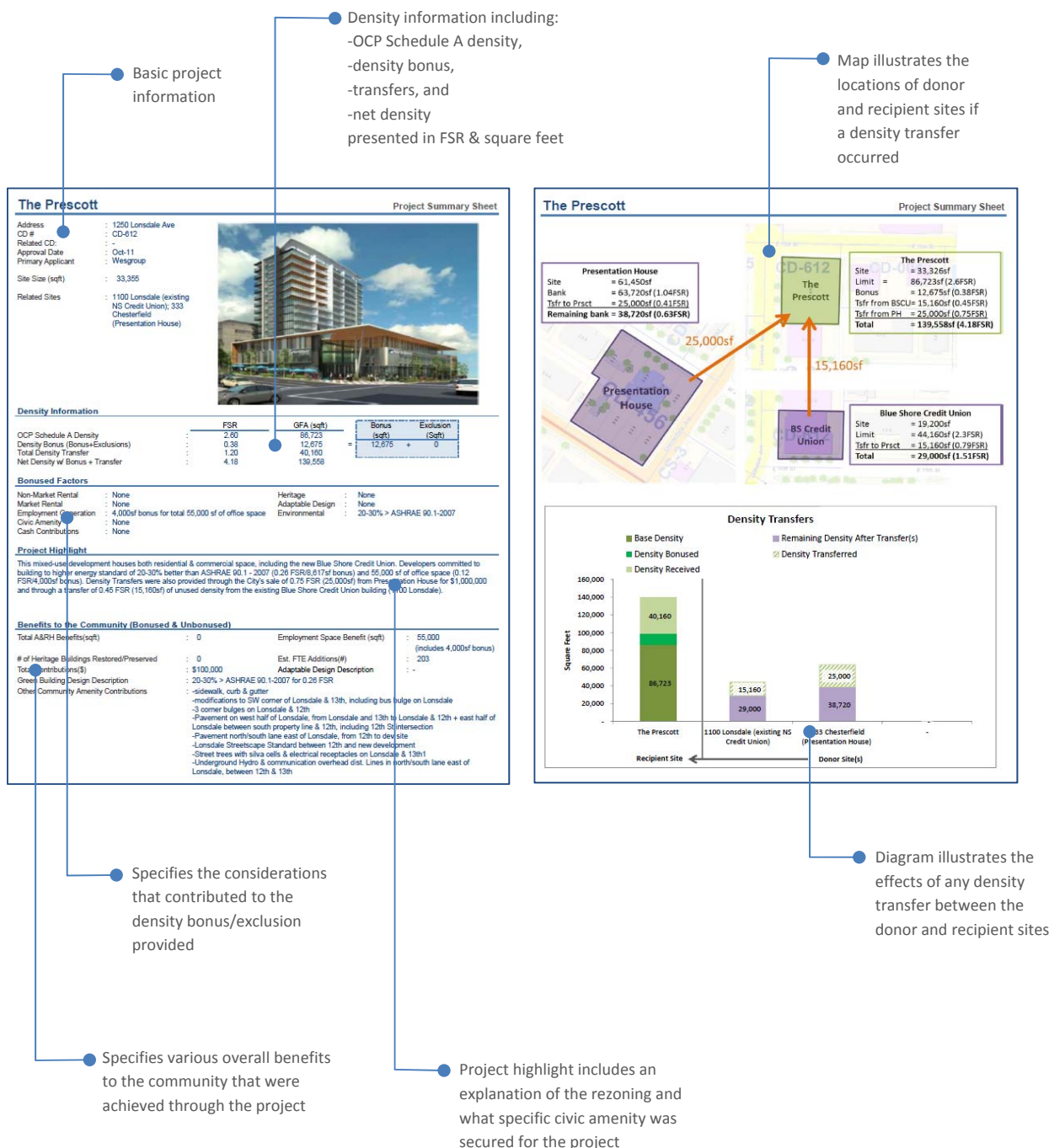
| Project Name | Civic Amenity Benefits Description | Additional Density Provided for Civic Amenities (sqft) |
|--|--|--|
| Centreview (Onni) | <ul style="list-style-type: none"> Child Care Centre (6,100 sf indoor & 5,500 sf outdoor space) | 55,777 |
| Civic Centre Site | <ul style="list-style-type: none"> City Hall (57,000 sf) City Library (36,000 sf) Civic Plaza Contributions to building the City Library (Hollyburn Rentals) Civic Plaza streetscape and public open spaces built by the developers | 93,000 |
| Eagles Hall | <ul style="list-style-type: none"> Civic Amenity space of 5,000 sf for the Fraternal Order of Eagles | 5,000 |
| NVSD Admin Building / Anderson Walk / HYAD Site | <ul style="list-style-type: none"> New School District Admin Building Artist for Kids Trust Gallery/Studio Upgrades to Queen Mary & Ridgeway Schools Upgrades to the Rey Sargent Park LEC geo-thermal mini-plant | 61,623 |
| The Legion | <ul style="list-style-type: none"> Community Rental Hall (3,040 sqft) | 3,040 |
| The Metropolitan | <ul style="list-style-type: none"> Public Amenity: NV Community Arts Council (CityScape Community Art Space) (built 3,462 sf) | 4,000 |
| The Versatile Building | <ul style="list-style-type: none"> Community Amenity Space (1,000 sf) | 2,880 |
| Time | <ul style="list-style-type: none"> Community Centre (35,000 sf) LEC Mini-Plant (1,184 sf) | 36,184 |
| Versatile Shipyard | <ul style="list-style-type: none"> Public use of swimming facilities in the Pinnacle Hotel Convention Facility in Pinnacle Hotel | 18,225 |

Figure 5. Amount and Type of Density Bonused for Civic Amenities by Project

CHAPTER 3 – PROJECT SUMMARIES

This chapter provides individual project summaries for each of the 21 significant developments with density bonus identified in this review (please refer to Table 1 for the list of projects).

The following illustrates how to read the project summaries:



127-133 E 3rd St**Project Summary Sheet**

Address : 127-133 E 3rd St
 CD # : CD-629
 Related CD: : -
 Approval Date : Oct-12
 Primary Applicant : Kamcon Construction

Site Size (sqft) : 14,998

Related Sites : -
 :

**Density Information**

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 2.60 | 38,995 | | 0 | 12,014 |
| Density Bonus (Bonus+Exclusions) | 0.80 | 12,014 | = | 0 | 12,014 |
| Total Density Transfer | 0 | 0 | | | |
| Net Density w/ Bonus + Transfer | 3.40 | 51,009 | | | |

Bonused Factors

| | | | |
|-----------------------|--------------------------|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : 18 Market Rental Units | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

This 7 storey mixed-use building includes 18 market rental units, 43 market strata units (total of 61 residential units), and 4 ground level commercial retail units. The area of the 18 purpose built rental units was excluded (0.8 FSR, 12,014sf). The developer also voluntarily contributed \$100,000 to the Community Amenity Reserve Fund (later renamed the Civic Amenities Fund in 2011), in addition to other benefits.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|---|---------------------------------|---------|
| Total A&RH Benefits(sqft) | : 12,014 | Employment Space Benefit (sqft) | : 4,534 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 17 |
| Total Contributions(\$) | : \$125,000 | Adaptable Design Description | : - |
| Green Building Design Description | : -LEED Silver equivalency-ASHRAE 90.1-2007 | | |
| Other Community Amenity Contributions | : -installation of pedestrian/cyclist actuated traffic signal at E 3rd & St. Andrew', including new curb & gutter, wheelchair ramp, and traffic signage and pavement markings | | |
| | -streetscaping from west lot line of the site to lane east of Lonsdale, including new sidewalk, curb & gutter, street trees with soil cells, irrigation, electrical receptacles, overhead & pedestrian level lighting, and street furnishings (benches, trash receptacles, and bicycle racks) | | |
| | -provide soil cells and street furnishings on E 3rd | | |
| | -provide 2 electrical car charging stations | | |
| | -mill and pave north half of E 3rd from east lot line of site to lane east of Lonsdale | | |
| | -\$25,000 for Public Art | | |

1629 St. George's Ave

Project Summary Sheet

Address : 1629 St. George's Ave
 CD # : CD-579
 Related CD: : CD-603
 Approval Date : Jan-10, Jul-11, Sep-12, Jul-13
 Primary Applicant : AMS Design & Project Management
 AVESTA Apartments

Site Size (sqft) : 9,298

Related Sites :
 :



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 1.60 | 14,877 | | 10,832 | 4,229 |
| Density Bonus (Bonus+Exclusions) | 1.62 | 15,061 | = | + | |
| Total Density Transfer | 0 | 0 | | | |
| Net Density w/ Bonus + Transfer | 3.22 | 29,938 | | | |

Bonused Factors

| | | | |
|-----------------------|--------------------------|------------------|-------------------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : 22 Market Rental Units | Adaptable Design | : 8 Level 2 Units |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

This development on 1629 St. George's has gone through a total of 4 rezoning applications to date.

In 2009, rezoning enabled the renovation and expansion of an existing 2 storey rental building. The rezoning resulted in a 4-storey 22 unit rental apartment built to 1.6 FSR (14,877sf) with 0.335 FSR (3,115sf) basement exclusion. Subsequent to the first rezoning which established CD-579, the site was rezoned to CD-603 with 0.715 FSR (6,648sf) granted to support the rental project in 2011. All 0.715 FSR was transferred to 1854/1860 Lonsdale for the purpose of making the rental project economically feasible at the time. In 2012, a text amendment to CD-603 enabled an exclusion of 0.12 FSR (1,116sf) to increase the livability of the smaller units that were also built to Level 2 AD guideline standard. In 2013, transferable density in the form of either 0.45 FSR (4,184sf) residential density or 1.34 FSR (12,459sf) commercial density was further bonused to support the rental project.

The density bonus calculation in this project summary is based on all of the residential space bonused over the years = 1.62 FSR (15,061sf) = 0.335 + 0.715 + 0.12 + 0.45 FSR.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|----------|---------------------------------|-------------------|
| Total A&RH Benefits(sqft) | : 14,876 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : 8 Level 2 Units |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : N/A | | |

211-217 W 1st St

Project Summary Sheet

Address : 211-217 W 1st St
 CD # : CD-382
 Related CD: : -
 Approval Date : Feb-99, Jul-12
 Primary Applicant : First Quay Holdings

Site Size (sqft) : 14,995

Related Sites : -



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 2.60 | 38,987 | | | |
| Density Bonus (Bonus+Exclusions) | 1.13 | 16,944 | = | 16,944 | 0 |
| Total Density Transfer | 0 | 0 | | | |
| Net Density w/ Bonus + Transfer | 3.73 | 55,931 | | | |

Bonused Factors

| | | | |
|-----------------------|--------------------------|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : 55 Market Rental Units | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

This 5 storey mixed-use building with all 55 designated market rental units was approved in 2012 when very few purpose built rental projects have been constructed in the region for almost 20 years. In return for a minimum of 50 rental units built above the first storey, the City rewarded a density bonus of 1.13 FSR (16,944sf). The developer was also interested in putting a day care facility in the commercial space, but did not seek any exclusion/bonus for that provision.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|--|---------------------------------|--------------------|
| Total A&RH Benefits(sqft) | : 42,980 | Employment Space Benefit (sqft) | : 12,937 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 48 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : 40 Level 2 Units |
| Green Building Design Description | : -ASHRAE 90.1-2007 requirement of City to build beyond base den | | |
| Other Community Amenity Contributions | : N/A | | |

83 Chesterfield Ave

Project Summary Sheet

Address : 83 Chesterfield Ave
 CD # : CD-589
 Related CD: : -
 Approval Date : Jul-10
 Primary Applicant : 641650 B.C. Ltd.

Site Size (sqft) : 8,992

Related Sites : -
 :



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) | |
|----------------------------------|------|------------|---|--------------|------------------|---|
| OCP Schedule A Density | 2.60 | 23,378 | | | | |
| Density Bonus (Bonus+Exclusions) | 0.58 | 5,215 | = | 5,215 | + | 0 |
| Total Density Transfer | 0 | 0 | | | | |
| Net Density w/ Bonus + Transfer | 3.18 | 28,593 | | | | |

Bonused Factors

| | | | |
|-----------------------|--------------------------|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : 27 Market Rental Units | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

This is a redevelopment of a previously vacant heritage site - Gross House, which was substantially damaged by fire in 2000 and not reconstructed. The rezoning enabled the site to redevelop into a 5 storey mixed-use building, with 27 purpose built rental units and 3,341 sf (0.37 FSR) of retail space on ground level. A 0.58 FSR (5,215sf) density bonus was given for the provision of the rental units.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|---|---------------------------------|-------------------|
| Total A&RH Benefits(sqft) | : 25,252 | Employment Space Benefit (sqft) | : 3,341 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 12 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : 5 Level 2 Units |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : -Commemoration of the Gross House (previous heritage building on site) -upgrading of street light -paving and speed bumps in rear lane -street upgrades, including new sidewalks & blvds on W 1st and Chesterfield | | |

Anavets/Orizon

Project Summary Sheet

Address : 225-245 East 3rd St
 CD # : CD-592
 Related CD: : -
 Approval Date : Jan-11
 Primary Applicant : Anavets / Intracorp

Site Size (sqft) : 59,779

Related Sites : -

Orizon (Site A)
 Site = 39,072sf
 GFA = 62,515sf (1.6FSR)
 Tsfr = 33,099sf (0.85FSR)
Total = 95,614sf (2.45FSR)

Combined Site (CD-592)
 Site = 59,779sf
 GFA = 95,614sf (1.6FSR)
 Excl. = 42,243sf (2.04FSR)
Total = 137,857sf (2.3FSR)



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 1.60 | 95,646 | | 0 | 42,243 |
| Density Bonus (Bonus+Exclusions) | 0.71 | 42,243 | = | 0 | 42,243 |
| Total Density Transfer | 0 | 0 | | | |
| Net Density w/ Bonus + Transfer | 2.31 | 137,889 | | | |

Bonused Factors

| | | | |
|-----------------------|-------------------------------------|------------------|--------|
| Non-Market Rental | : 76 Non-Market Senior Rental Units | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

This rezoning involves the redevelopment of the Anavets site into a new rental building for the Anavets and a condo building. The density limit is calculated based on the combined site area of two lots (59,779sf). The new Anavets rental building, which replaced 3 old Anavets buildings, was excluded from density calculation (42,243sf; 0.71 FSR). Effectively, 33,099sf was transferred from the new Anavets site to the Orizon building (i.e., "within-zone" transfer) such that the market building used all of the total density allowable (95,614sf; 1.6 FSR of combined site).

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|---|---------------------------------|---|
| Total A&RH Benefits(sqft) | : 42,243 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$50,000 | Adaptable Design Description | : Level 2 - 60 units Level 3 - 3 units |
| Green Building Design Description | : 10% > ASHRAE 90.1-2007LEED Silver equivalency for Orizon | | |
| Other Community Amenity Contributions | -New sidewalks w/ urb & gutter at 3rd & St. Andrew's -traffic & cyclist signage and pavement markings -Pavement on south half of lane -Street furnishings on E 3rd -Wheelchair ramps on NW & SW corners of intersection of lane & St. Andrew's -\$50,000 for Public Arts | | |

Centreview (Onni)

Project Summary Sheet

Address : 1308 Lonsdale Ave
 CD # : CD-631
 Related CD: -
 Approval Date : Feb-13
 Primary Applicant : Onni



Site Size (sqft) : 98,694

Related Sites : -

Density Information

| | FSR | GFA (sqft) | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|--------------|------------------|
| OCP Schedule A Density | 2.60 | 256,604 | | |
| Density Bonus (Bonus+Exclusions) | 2.22 | 218,998 | 194,427 | + 24,571 |
| Total Density Transfer | 0 | 0 | | |
| Net Density w/ Bonus + Transfer | 4.82 | 475,602 | | |

Bonused Factors

| | | | |
|-----------------------|--|------------------|--|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : 9 to 16 Market Rental Units Proposed | Adaptable Design | : None |
| Employment Generation | : 72,000 sf of Offices | Environmental | : 20 to 30% > ASHRAE 90.1-2007; LEC Mini-Plant |
| Civic Amenity | : Child care centre (indoor & outdoor space) | | |
| Cash Contributions | : \$1M to Civic Amenity Fund | | |

Project Highlight

This mixed-use project involves 10,000 sf of purpose-built market rental (proposed to be 9 to 16 units) for 0.1 FSR (10,000sf) exclusion and 0.43 FSR (42,500sf) bonus, a 6,100sf child care centre with 5,500 outdoor space for 0.12 FSR (11,600sf) exclusion and 0.45 FSR (44,177sf) bonus, DE mini plant for 0.03 FSR (2,971sf) exclusion, green building design & environmental designs for 0.36 FSR (35,750sf) bonus, a total of 72,000sf of employment generating office space of which 0.48 FSR (47,000sf) was bonused and \$1,000,000 was given to the Civic Amenity Fund for the remaining 0.25 FSR (25,000sf) of office space. In total, the project provided various community benefits in return for a total of 1.97 FSR (194,427sf) bonus and 0.25 FSR (24,571sf) exclusion.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|--|---------------------------------|----------|
| Total A&RH Benefits(sqft) | : 10,000 | Employment Space Benefit (sqft) | : 72,000 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 265 |
| Total Contributions(\$) | : \$1,275,000 | Adaptable Design Description | : - |
| Green Building Design Description | : 20-30% > ASHRAE 90.1-2007 (26,000 sf bonus) | | |
| Other Community Amenity Contributions | -bus stop improvements for Lonsdale northbound with bus shelter -\$150,000 worth of park improvements -protect and retain existing trees at NW corner of plaza -new traffic signals on Lonsdale & 13th -new pedestrian crossings at Lonsdale & 14th -removal of existing mid-block pedestrian crossing -full traffic signal at new access & E 13th -new traffic signals at St. Georges & E 13th -coordination of 4 traffic signals along 13th from Chesterfield to St. Georges -new painted lane lines to include bicycle facilities per new road design, including "sharrow lane" in the curb lane (WS) and bike lane (ES) -upgrade special pedestrian crosswalk at St. Georges & E 14th to a pedestrian signal -reconstruct north side curb and sidewalk from NE corner of Lonsdale & 14th, eastward to the lane -turnaround at south end of lane to accommodate turning of an SU-9 type vehicle, designed to minimize conflict with pedestrians; easement required to accommodate public use -rollover curb to separate pedestrian path from travel portion of lane -redesign NW corner of plaza for pedestrian circulation, access and commercial outdoor space -southern portion of park requires integration to new development -complete corner bulge @ west 14th w/ landscaping & possible rain garden -street furnishing including, but not limited to, bicycle racks, trash receptacles & benches -soft landscaping and possible rain garden -upgrades to existing water feature -under storey planting -continuous canopies over sidewalks -\$250,000 for Public Arts | | |

Civic Centre Site

Project Summary Sheet

Address : 120-148 W 14th St
 CD # : CD-505
 Related CD: : -
 Approval Date : Nov-05
 Primary Applicant : CNV/Hollyburn Properties

Site Size (sqft) : 219,550

Related Sites : -



Density Information

| | FSR | GFA (sqft) | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|--------------|------------------|
| OCP Schedule A Density | 2.60 | 570,830 | 0 | 93,000 |
| Density Bonus (Bonus+Exclusions) | 0.42 | 93,000 | 0 | 93,000 |
| Total Density Transfer | 0 | 0 | | |
| Net Density w/ Bonus + Transfer | 3.02 | 663,830 | | |

Bonused Factors

| | | | |
|-----------------------|-----------------------------|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : City Hall & Civic Library | | |
| Cash Contributions | : None | | |

Project Highlight

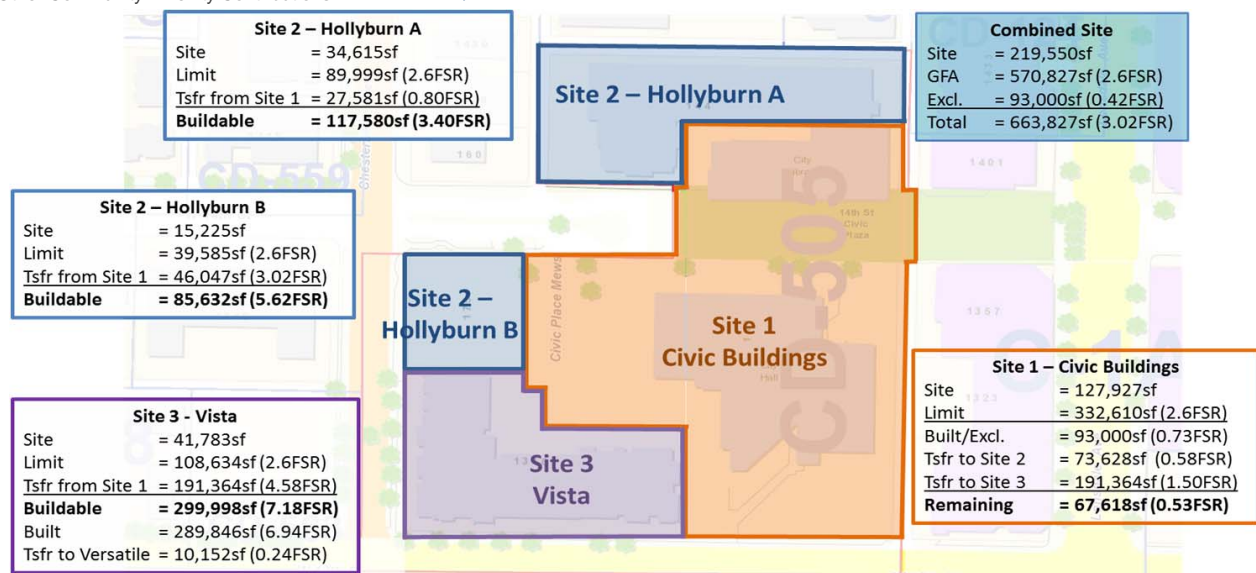
This CD zone involves a subdivision of the Civic Centre Site into the Civic Centre (City Hall/Library), the Vista Condo, and the Hollyburn Rental A (existing) & B buildings (future) with the following processes:

- 1) 2.6 FSR (570,000 sf) City Centre subdivided
- 2) 66,021 sf assigned to Civic Buildings (Site 1), with a 93,000 sf exclusion for the Civic buildings
- 3) 117,580 sf assigned to Hollyburn A & 85,632 sf assigned to Hollyburn B (Site 2), with a total of 73,628sf transfer from the Civic Buildings (Site 1)
- 4) 300,000 sf was allocated to the Vista buildings (Site 3), with 191,364 sf transferred from Civic Buildings (Site 1). The Vista only used 289,846sf and the remaining unused density (10,154 sf) was later transferred to the Versatile Building on the 200th block of Lonsdale (same developer).

This record documents the subdivision & exclusion of the Civic buildings (93,000 sf).

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|--|---------------------------------|-----|
| Total A&RH Benefits(sqft) | : 85,632 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : - |
| Green Building Design Description | : -LEED Certification for Civic buildings-small green roof | | |
| Other Community Amenity Contributions | : N/A | | |



Note: site area based on GIS mapping and may differ slightly from when the Bylaw was written.

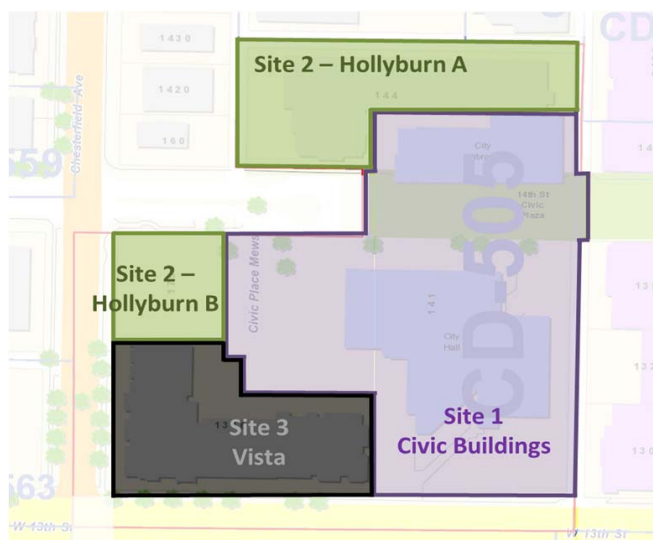
Civic Centre Site -Hollyburn Rentals

Project Summary Sheet

Address : 175 W 14th St
 CD # : CD-505
 Related CD: -
 Approval Date : Nov-05
 Primary Applicant : CNV/Hollyburn Properties

Site Size (sqft) : 49,840

Related Sites : Civic Centre Buildings



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 2.60 | 129,584 | | 0 | 0 |
| Density Bonus (Bonus+Exclusions) | 0 | 0 | = | 0 | 0 |
| Total Density Transfer | 1.48 | 73,628 | | | |
| Net Density w/ Bonus + Transfer | 4.08 | 203,212 | | | |

Bonused Factors

| | | | |
|-----------------------|--------|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

This is a "within CD zone" transfer between two sites of 73,628 sf from the Civic Buildings (Site 1) to the Hollyburn buildings (Site 2: 27,581sf to Hollyburn A, 46,047 to Hollyburn B)

Hollyburn A is an existing building (117,580sf; 210ft tall) north of the Civic Buildings (Site 1). Hollyburn B is currently a vacant lot on the west of the Civic Buildings (Site 1), a future rental building (85,621sf; 130 ft tall) is currently proposed by Hollyburn. The density transfer effectively locks in the Hollyburn B (vacant lot) to only allow rental building use, thus providing more rental units in the future.

The CD zone GFA maximum for the Hollyburn site is 203,212 sf (4.08FSR of Site 2).

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|-------|---------------------------------|-----|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : - |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : N/A | | |

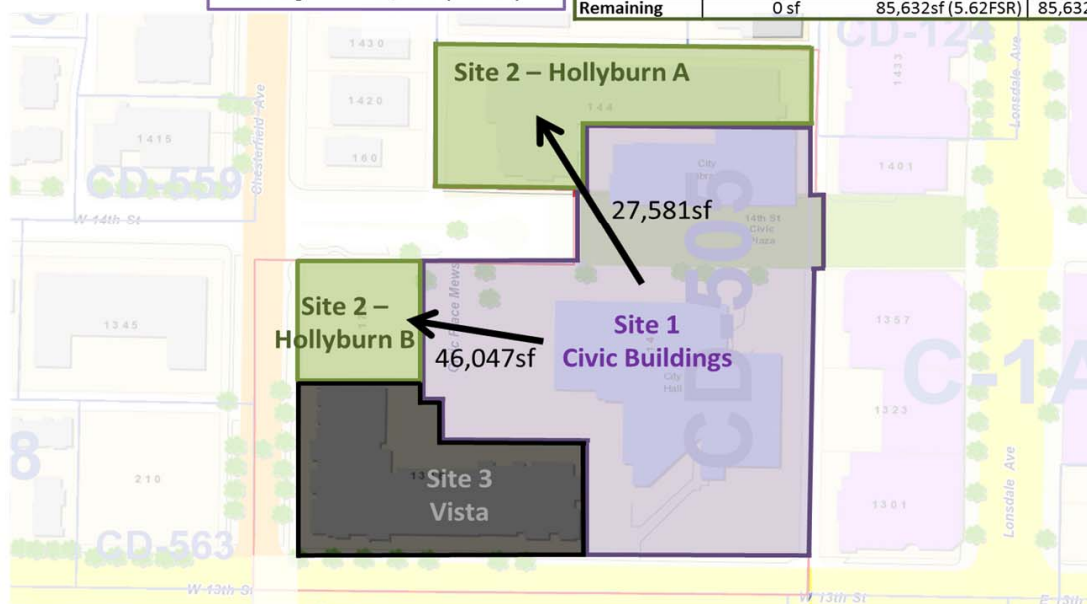
Civic Centre Site -Hollyburn Rentals

Project Summary Sheet

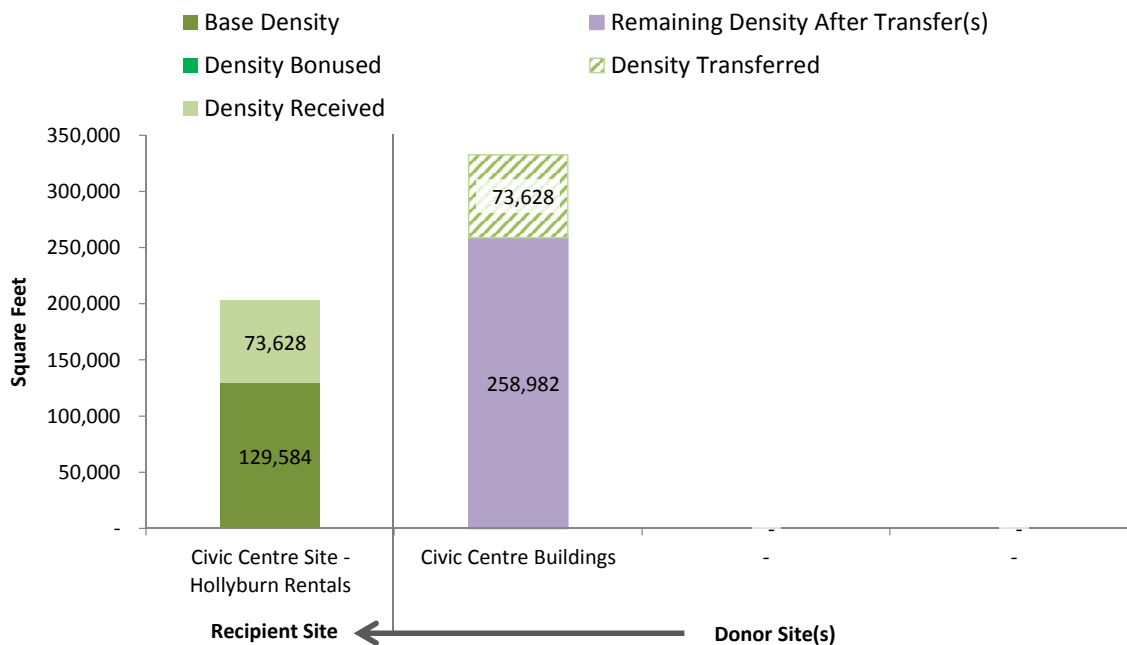
| Combined Site | |
|---------------|-----------------------|
| Site | = 219,550sf |
| GFA | = 570,827sf (2.6FSR) |
| Excl. | = 93,000sf (0.42FSR) |
| Total | = 663,827sf (3.02FSR) |

| Site 1 – Civic Buildings | |
|--------------------------|-----------------------|
| Site | = 127,927sf |
| Limit | = 332,610sf (2.6FSR) |
| Built/Excl. | = 93,000sf (0.73FSR) |
| Tsfr to Site 2 | = 73,628sf (0.58FSR) |
| Tsfr to Site 3 | = 191,364sf (1.50FSR) |
| Remaining | = 67,618sf (0.53FSR) |

| Site 2 | | | |
|------------------|---------------------|--------------------|---------------------|
| | Hollyburn A | Hollyburn B | Total |
| Site | 34,615sf | 15,225sf | 49,840sf |
| Limit (2.6FSR) | 89,999sf | 39,585sf | 129,584sf |
| Tsfr from Site 1 | 27,581sf (0.8FSR) | 46,047sf (3.02FSR) | 73,628sf (1.48FSR) |
| Buildable | 117,580sf (3.40FSR) | 85,632sf (5.62FSR) | 203,112sf (4.08FSR) |
| Built | 117,580sf (3.40FSR) | 0 sf | 117,580sf (2.36FSR) |
| Remaining | 0 sf | 85,632sf (5.62FSR) | 85,632sf (1.72FSR) |



Density Transfers



Civic Centre Site -Vista

Project Summary Sheet

Address : 158-174 W 13th St
 CD # : CD-505
 Related CD: -
 Approval Date : Nov-05
 Primary Applicant : CNV/Hollyburn Properties

Site Size (sqft) : 41,783

Related Sites : Civic Centre Buildings



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 2.60 | 108,636 | | 0 | 0 |
| Density Bonus (Bonus+Exclusions) | 0 | 0 | = | 0 | 0 |
| Total Density Transfer | 4.58 | 191,364 | | | |
| Net Density w/ Bonus + Transfer | 7.18 | 300,000 | | | |

Bonused Factors

| | | | |
|-----------------------|--------|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

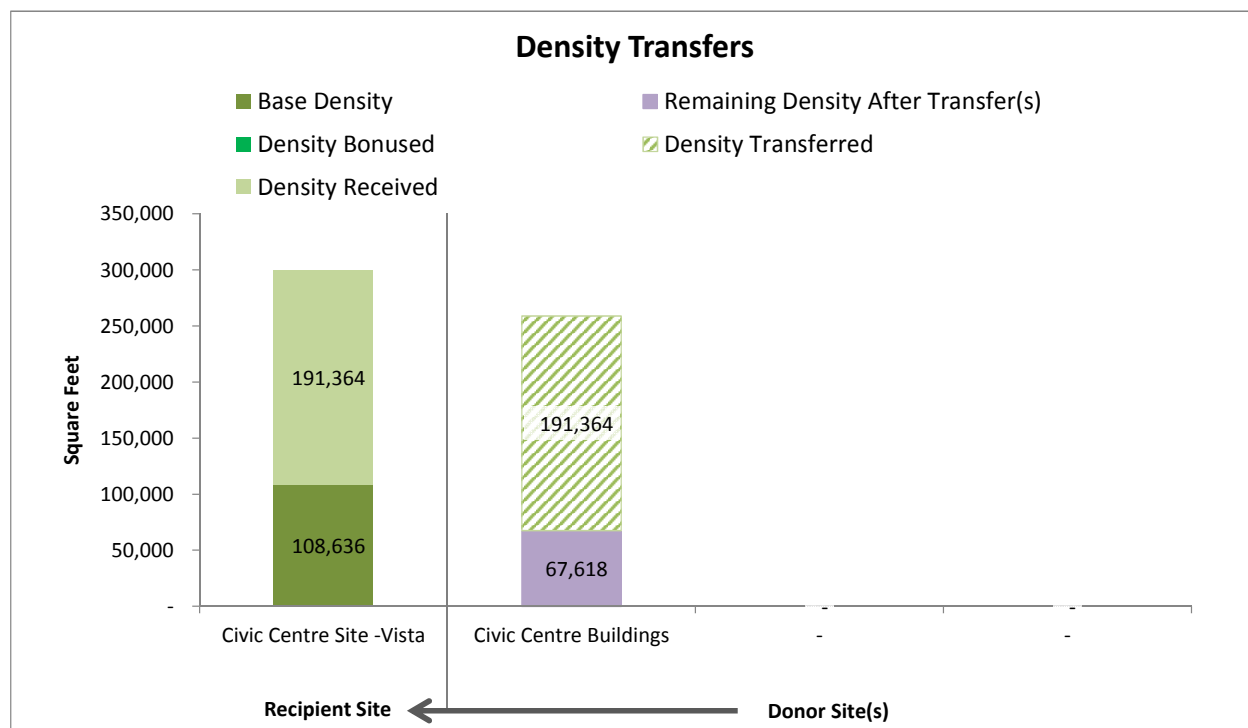
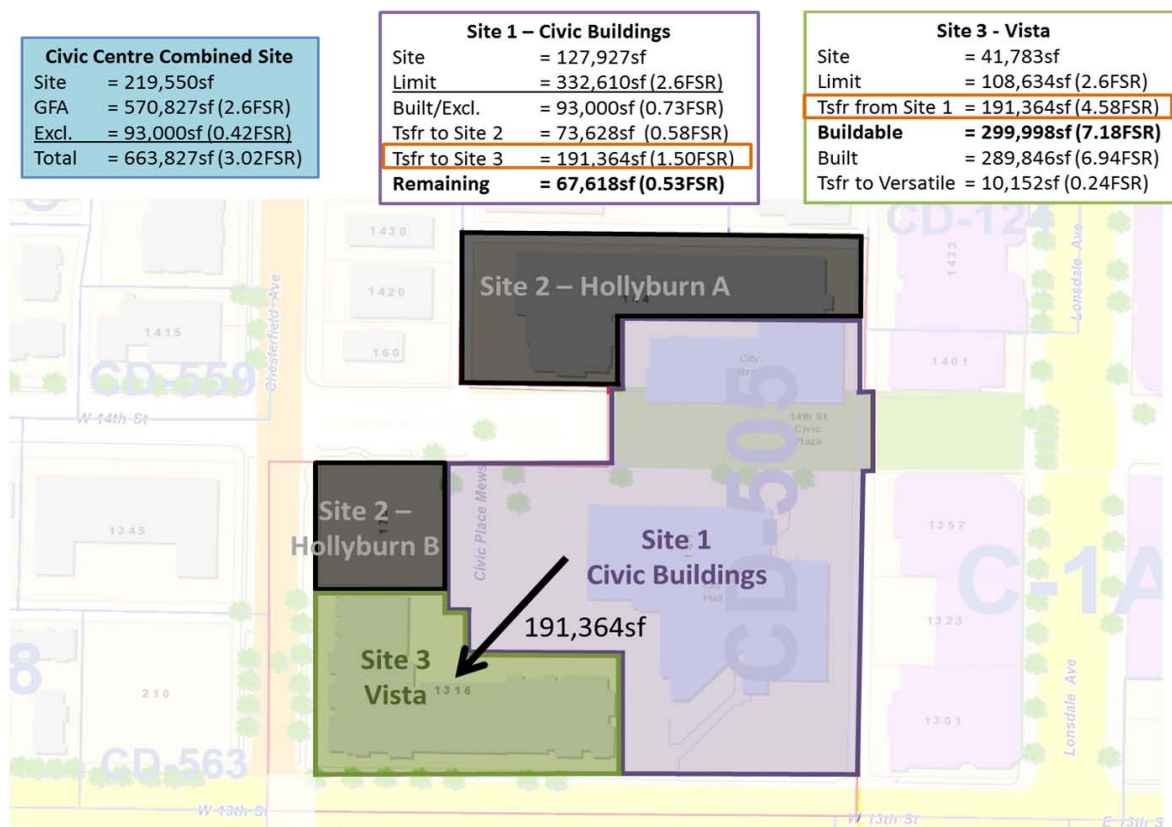
This is a "within CD zone" transfer between two sites, from the Civic Buildings (Site 1) to the Vista condo building (Site 3). The density and land was sold to the developers of the Vista building for \$39,450,000 (\$131.50/buildable square foot). Additionally, the developers also built the Civic Plaza open space and streetscape. The within-zone transfer of 191,364sf brings the buildable area of this site (Site 1) to 300,000 sf (7.18 FSR of Site 3), while the actual building used only 289,846 sf (6.94 FSR of Site 3). The unused density (10,162 sf, 0.24 FSR of Site 3) was later transferred to the Versatile Building on the 200th block of Lonsdale, also built by the same developer.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|-------|---------------------------------|-----|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : - |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : N/A | | |

Civic Centre Site -Vista

Project Summary Sheet



Eagles Hall

Project Summary Sheet

Address : 170 W 3rd St
 CD # : CD-508
 Related CD: -
 Approval Date : Feb-06
 Primary Applicant : J.Fox

Site Size (sqft) : 18,240

Related Sites : -



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 2.30 | 41,952 | | 0 | 5,000 |
| Density Bonus (Bonus+Exclusions) | 0.27 | 5,000 | = | 0 | 5,000 |
| Total Density Transfer | 0 | 0 | | | |
| Net Density w/ Bonus + Transfer | 2.57 | 46,952 | | | |

Bonused Factors

| | | | |
|-----------------------|--|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : 5,000sf of Community Amenity Space for the Fraternal Order of Eagles | | |
| Cash Contributions | : None | | |

Project Highlight

This is a 50 unit residential building (6 storeys on the north side and 7 on the south side) with an exclusion of 5,000 sf (0.27 FSR) for the Community Amenity Space used by the Fraternal Order of Eagles. Other benefits from the project include 45 residential units meeting the Level 2 Adaptable Design Guideline, LEED certification, and \$100,000 contribution to the Affordable Housing Fund.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|---------------------------------------|---------------------------------|--------------------|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$130,000 | Adaptable Design Description | : 45 Level 2 Units |
| Green Building Design Description | : LEED certification | | |
| Other Community Amenity Contributions | : -\$30,000 commitment to Public Arts | | |

Kiwanis (St. Andrew's Project)

Project Summary Sheet

Address : 1480 St. Andrew's Ave
 308-324 E 14th St
 1468 St. Andrew's Ave
 307-331 E 15th St
 332-334 E 14th St
 333-335 E 15th St

CD # : CD-504
 Related CD: : -
 Approval Date : Nov-05
 Primary Applicant : St. Andrew's Project Holdings Ltd.

Site Size (sqft) : 100,249

Related Sites : -



Density Information

| | FSR | GFA (sqft) | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|--------------|------------------|
| OCP Schedule A Density | 1.00 | 100,249 | 0 | 18,500 |
| Density Bonus (Bonus+Exclusions) | 0.18 | 18,500 | 0 | 18,500 |
| Total Density Transfer | 0 | 0 | | |
| Net Density w/ Bonus + Transfer | 1.18 | 118,749 | | |

Bonused Factors

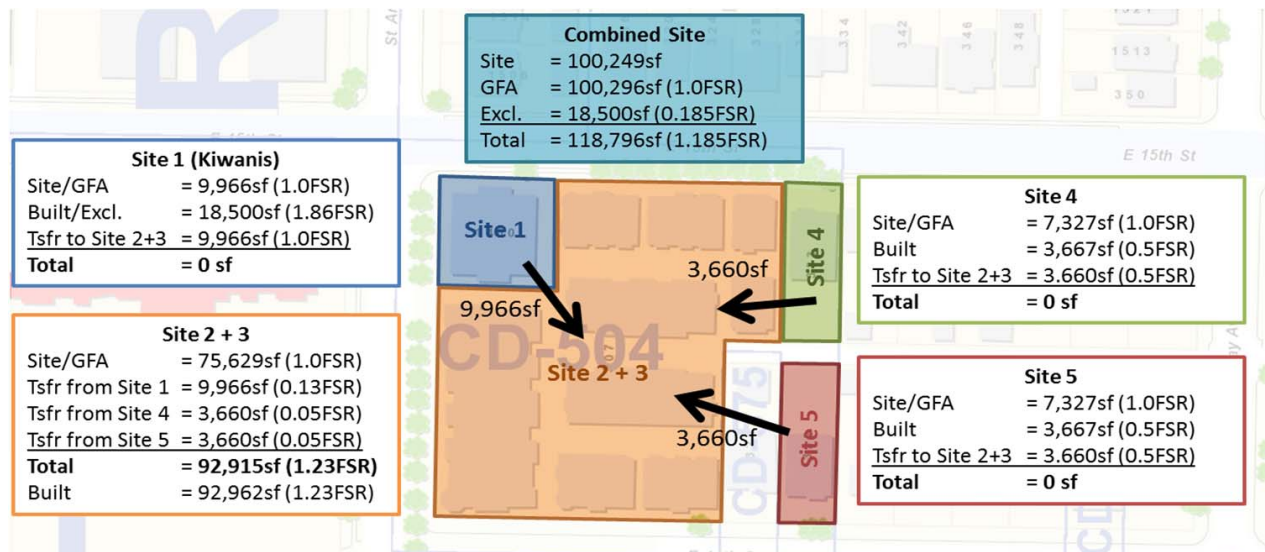
| | | | |
|-----------------------|-------------------------------------|------------------|--------|
| Non-Market Rental | : 27 Non-Market Senior Rental Units | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

This project involves 2 apartment buildings, 8 townhomes, and 2 duplexes totalling 110 new residential units. One of the apartments (northwest corner of the site) involving 27 senior rental units was built and gifted to Kiwanis, in return for a density exclusion of 18,500 sf (equivalent to the GFA of the Kiwanis building). Density transfers within individual parcels within the combined site were also allowed to achieve the combined built area of 100,296 sf (1.0FSR) + 18,500 sf (0.18 FSR) exclusion.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|----------|---------------------------------|---|
| Total A&RH Benefits(sqft) | : 18,500 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : Level 3 - min. 6 units in Site 2 Level 2 for all other dwelling units in Site 2 (29 units) |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : N/A | | |



NVSD Admin Building / Anderson Walk / HYAD Site

Project Summary Sheet

Address : 2121-2151 Lonsdale Ave
107-159 W 22nd St
2130 - 2188 Chesterfield

CD # : CD-578
Related CD: : -
Approval Date : Feb-10
Primary Applicant : NV School District

Site Size (sqft) : 149,502

Related Sites : -



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|--------------------------|------------|---|--------------|------------------|
| OCP Schedule A Density | : Avg 1.75 (1.6 and 2.3) | 261,157 | | 0 | 61,623 |
| Density Bonus (Bonus+Exclusions) | : 0.41 | 61,623 | = | 0 | 61,623 |
| Total Density Transfer | : 0 | 0 | | | |
| Net Density w/ Bonus + Transfer | : Avg 2.16 | 322,780 | | | |

Bonused Factors

Non-Market Rental : 16 Non-Market Assisted Housing Units (HYAD) Heritage : None
Market Rental : None Adaptable Design : None
Employment Generation : None Environmental : None
Civic Amenity : School District Admin Building with Artist for Kids Trust Gallery/StudioRey Sargent Park upgrades
Cash Contributions : None

Project Highlight

This development included three sites:
Site 1: School District Admin Building with the Artist for Kids Trust Gallery/Studio
Site 2: Anderson Walk - a 234 unit, 2 building condo development
Site 3: Housing for Young Adults with Disabilities (HYAD) Building - 16 units

The Civic Building on Site 1 was excluded, freeing 2.3 FSR (72,117 sf) of density available for transfer. 60,500 sf was transferred to the Anderson Walk on Site 2 (within Bylaw). The remaining density (11,617sf) was banked as transferable density for the future. The project enabled the development of the HYAD building (Site 3), the seismic upgrades to the Queen Mary and Ridgeway Schools, upgrades to the Rey Sargent Park, and a LEC geo-thermal mini-plant.

This record documents the civic building exclusion.

Benefits to the Community (Bonused & Unbonused)

Total A&RH Benefits(sqft) : 15,571 Employment Space Benefit (sqft) : 0
of Heritage Buildings Restored/Preserved : 1 Est. FTE Additions(#) : 0
Total Contributions(\$) : \$0 Adaptable Design Description : 16 Level 2 Units (HYAD)
Green Building Design Description : LEED Silver for SD building
Other Community Amenity Contributions : -development of pedestrian greenway
-heritage trees protections
-Rey Sargent Park upgrades



Note: site area based on application Summary and may differ slightly from the Bylaw

NVSD Admin Building / Anderson Walk / HYAD - Anderson Walk Building

Project Summary Sheet

Address : 119-159 W 22nd St
2158 - 2188 Chesterfield

CD # : CD-578
Related CD: : -
Approval Date : Feb-10
Primary Applicant : NV School District

Site Size (sqft) : 107,670

Related Sites : 2121-2151 Lonsdale
Ave (NVSD Admin
Building)



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|-----------------|---------------------|
| OCP Schedule A Density | 1.60 | 172,272 | | 0 | 0 |
| Density Bonus (Bonus+Exclusions) | 0 | 0 | = | 0 | 0 |
| Total Density Transfer | 0.56 | 60,500 | | | |
| Net Density w/ Bonus + Transfer | 2.16 | 232,772 | | | |

Bonused Factors

| | | | |
|-----------------------|--------|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

This development included three sites:

- Site 1: School District Admin Building with the Artist for Kids Trust Gallery/Studio
- Site 2: Anderson Walk - a 234 unit, 2 building condo development
- Site 3: Housing for Young Adults with Disabilities Building - 16 units

The Civic Building on Site 1 was excluded, freeing 2.3 FSR (72,117 sf) of density available for transfer. 60,500 sf was transferred to the Anderson Walk on Site 2 (within Bylaw). The remaining density (11,617sf) was banked as transferable density for the future. The project enabled the development of the HYAD building, the seismic upgrades to the Queen Mary and Ridgeway Schools, upgrades to the Rey Sargent Park, and LEC geo-thermal mini-plant.

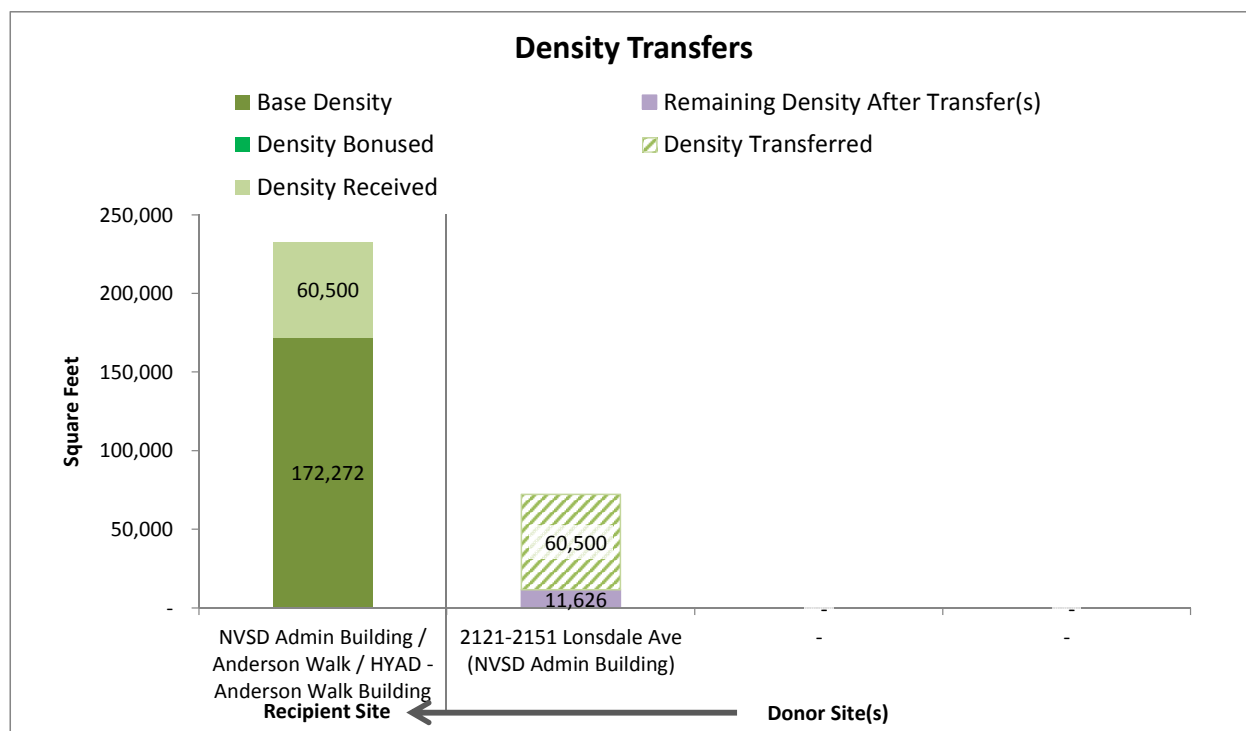
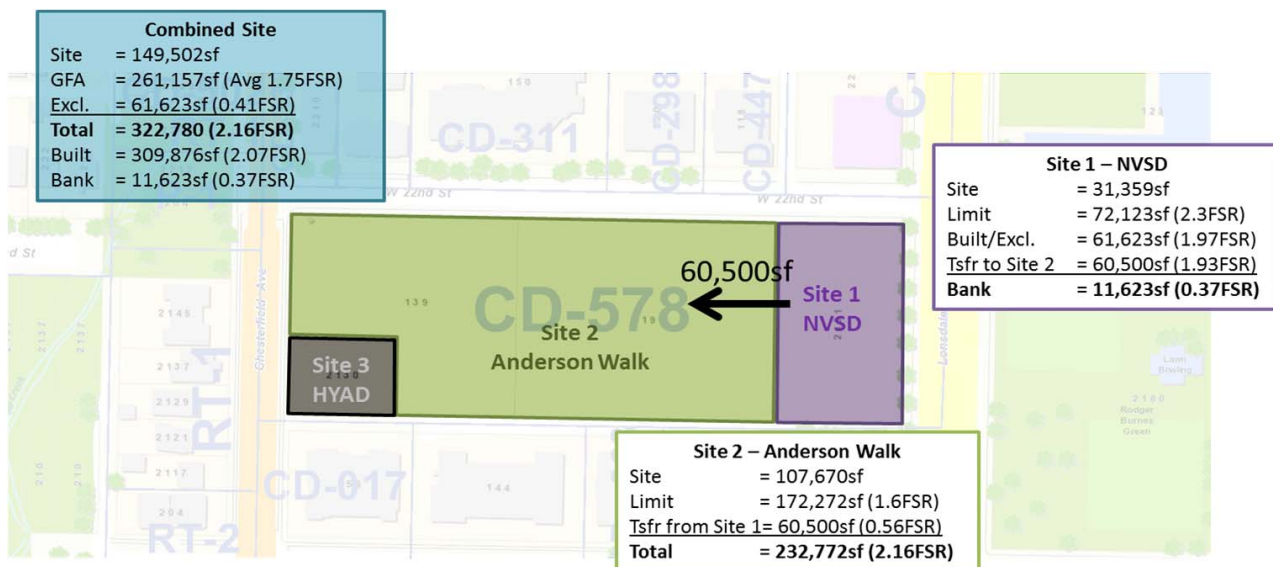
This record documents the transfer to Site 2 from Site 1

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|---|---------------------------------|------------------------------|
| Total A&RH Benefits(sqft) | : 15,571 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : 16 Level 2 Units (HYAD) |
| Green Building Design Description | : LEED Silver for SD building | | |
| Other Community Amenity Contributions | -development of pedestrian greenway -heritage trees proections -Rey Sargent Park upgrades | | |

NVSD Admin Building / Anderson Walk / HYAD - Anderson Walk Building

Project Summary Sheet



Queen Mary School Site

Project Summary Sheet

Address : 721 Chestfield Ave
 CD # : CD-558
 Related CD: -
 Approval Date : Jul-08
 Primary Applicant : NV School District

Site Size (sqft) : 201,240

Related Sites : -



Density Information

| | FSR | GFA (sqft) | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|----------------------|------------|--------------|------------------|
| OCP Schedule A Density | Avg 1.12 (1.0 / 1.6) | 225,240 | 0 | + |
| Density Bonus (Bonus+Exclusions) | 0.24 | 47,383 | 0 | + |
| Total Density Transfer | 0 | 0 | | |
| Net Density w/ Bonus + Transfer | 1.36 | 272,623 | | |

Bonused Factors

| | | | |
|-----------------------|--------|------------------|---------------------|
| Non-Market Rental | : None | Heritage | : Queen Mary School |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

The Queen Mary School Site (former NVSD building) was subdivided in 2008 into 3 sites:

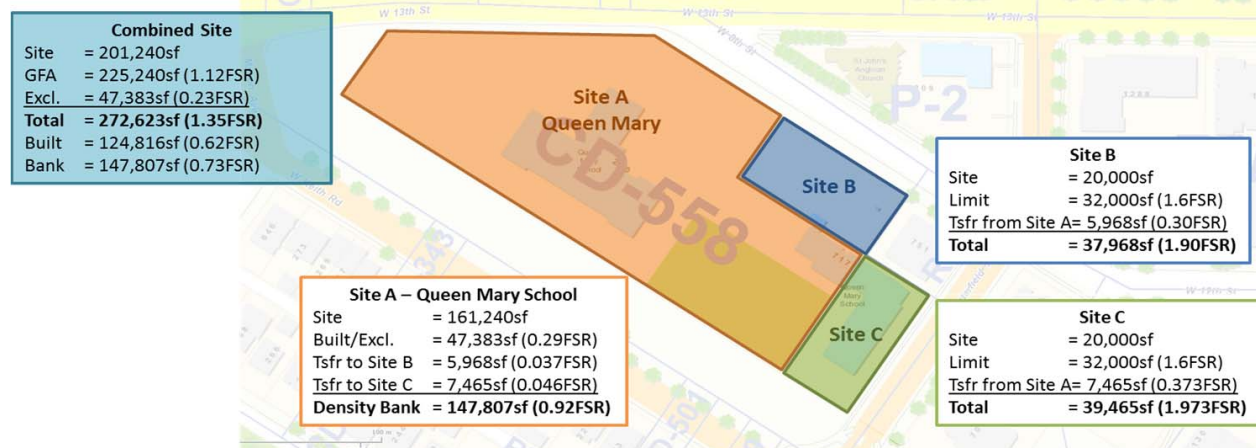
- Site A: School building (47,383sf; 0.29FSR of Site A) was excluded as a heritage building, creating a density bank (site = 161,240 sf, 1.0FSR of Site A).
- Site B (217 W 8th St): Medium density residential development with a GFA limit of 1.6FSR (32,000sf) and received a transfer of 5,968sf from Site A.
- Site C (717 Chesterfield Ave): Medium density residential development with a GFA limit of 1.6FSR (32,000sf) and received a transfer of 7,465sf from Site A.

This development is pursued in conjunction with the development of the former Lonsdale School site to achieve a new Educational Services Centre, Artist for Kids Gallery/Studio, Special Needs Housing Site for HYAD, Rey Sergeant Park upgrades, new pedestrian greenways, and upgrades to Queen Mary and Ridgeway Schools (both heritage buildings). The Green Necklace was also upgraded, along with sidewalk improvements and playground upgrades.

This record documents the subdivision and exclusion.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|-------|---------------------------------|-----|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 2 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : - |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : N/A | | |



Queen Mary School Site - Site B

Project Summary Sheet

Address : 217 W 8th St
 CD # : CD-558
 Related CD: : -
 Approval Date : Jul-08
 Primary Applicant : NV School District

Site Size (sqft) : 20,000

Related Sites : 721 Chesterfield



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|-----------------|---------------------|
| OCP Schedule A Density | 1.60 | 32,000 | | 0 | 0 |
| Density Bonus (Bonus+Exclusions) | 0 | 0 | = | 0 | 0 |
| Total Density Transfer | 0.30 | 5,968 | | | |
| Net Density w/ Bonus + Transfer | 1.90 | 37,968 | | | |

Bonused Factors

| | | | |
|-----------------------|--------|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

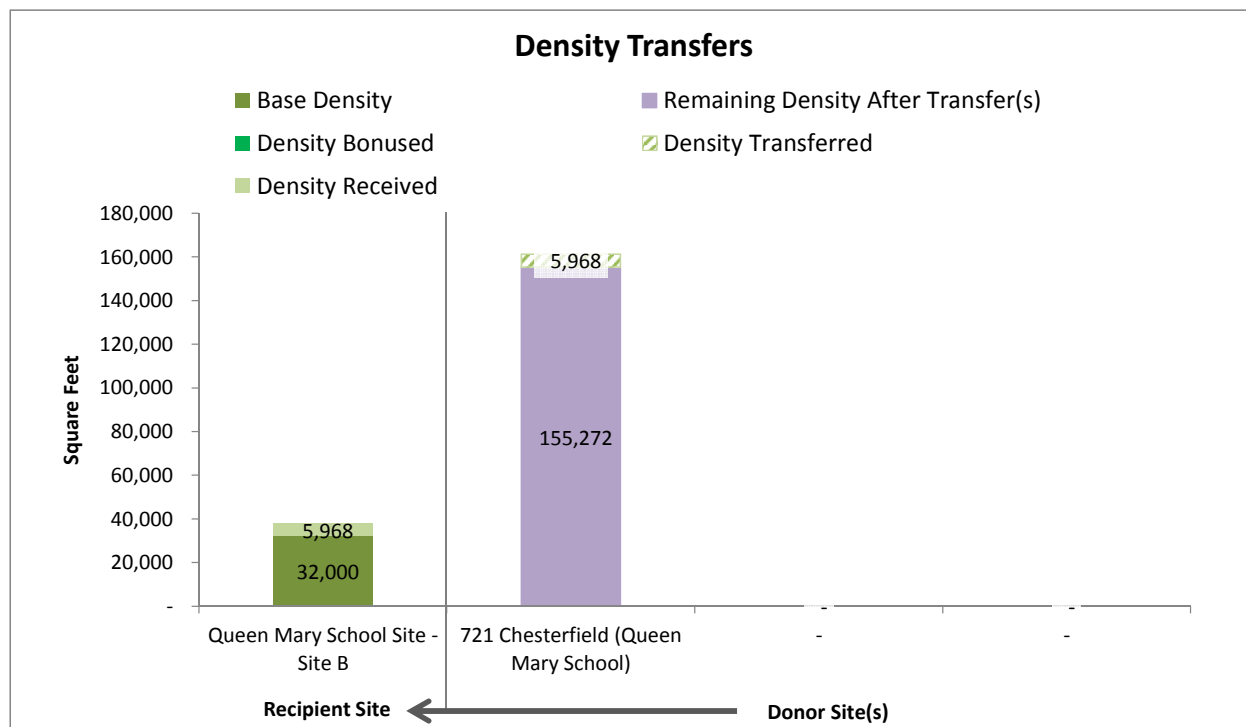
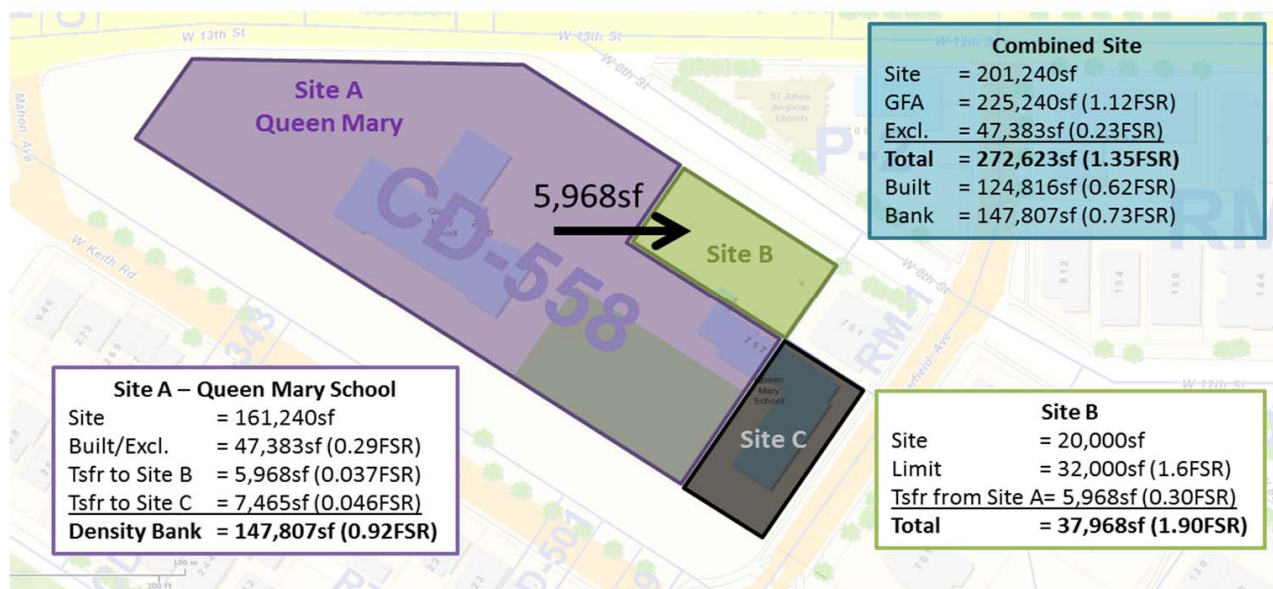
In conjunction with the Queen Mary School Site redevelopment, this record documents the transfer from the Queen Mary School Site of 0.3 FSR (5,968 sf) for the construction of a 44-unit four-storey building (Site B).

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|---|---------------------------------|-----|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : - |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : -Transportation related enhancements as determined by staff -design and construction of open space improvements along W Keith Rd Blvd -creative storm water practices -reconstruction of W 8th St -undergrounding the overhead hydro & communication distribution lines on Chesterfield & W 8th -LEC expansion to this site (mini-plant may be required) | | |

Queen Mary School Site - Site B

Project Summary Sheet



Queen Mary School Site - Site C

Project Summary Sheet

Address : 717 Chesterfield Ave
 CD # : CD-558
 Related CD: : -
 Approval Date : Jul-08
 Primary Applicant : NV School District

Site Size (sqft) : 20,000

Related Sites : 721 Chesterfield



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 1.60 | 32,000 | | 0 | 0 |
| Density Bonus (Bonus+Exclusions) | 0 | 0 | = | 0 | 0 |
| Total Density Transfer | 0.37 | 7,465 | | | |
| Net Density w/ Bonus + Transfer | 1.97 | 39,465 | | | |

Bonused Factors

| | | | |
|-----------------------|--------|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

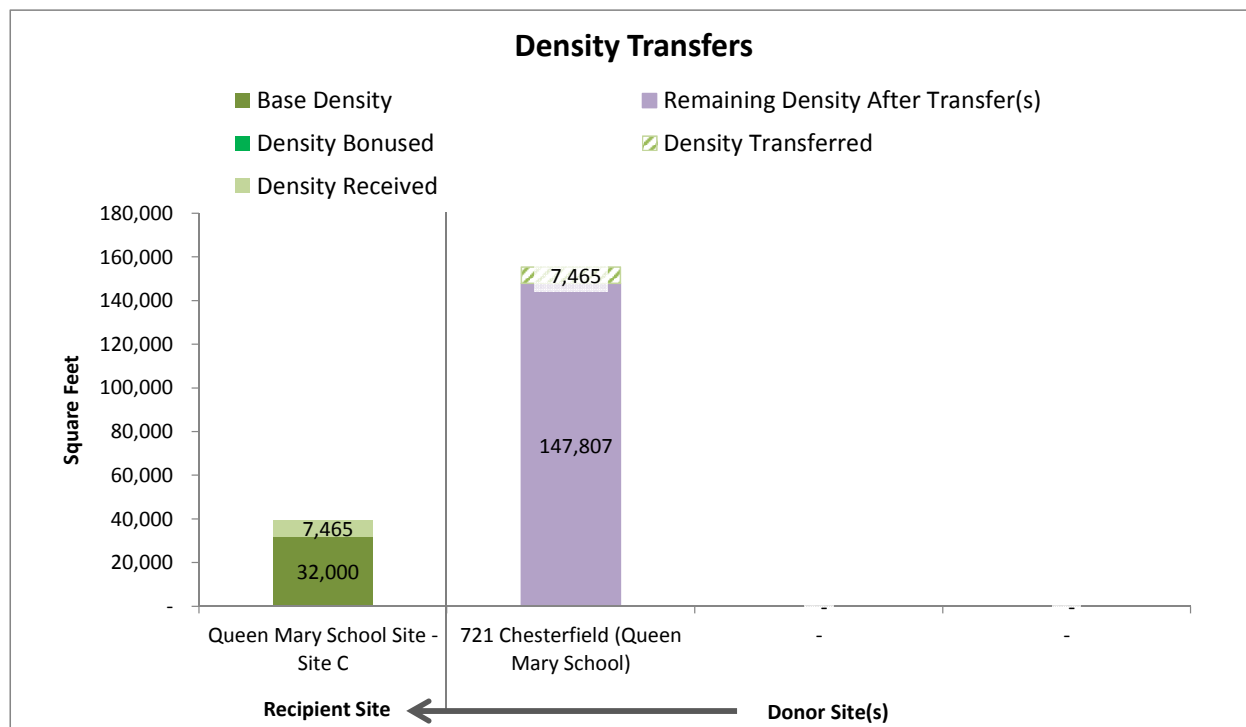
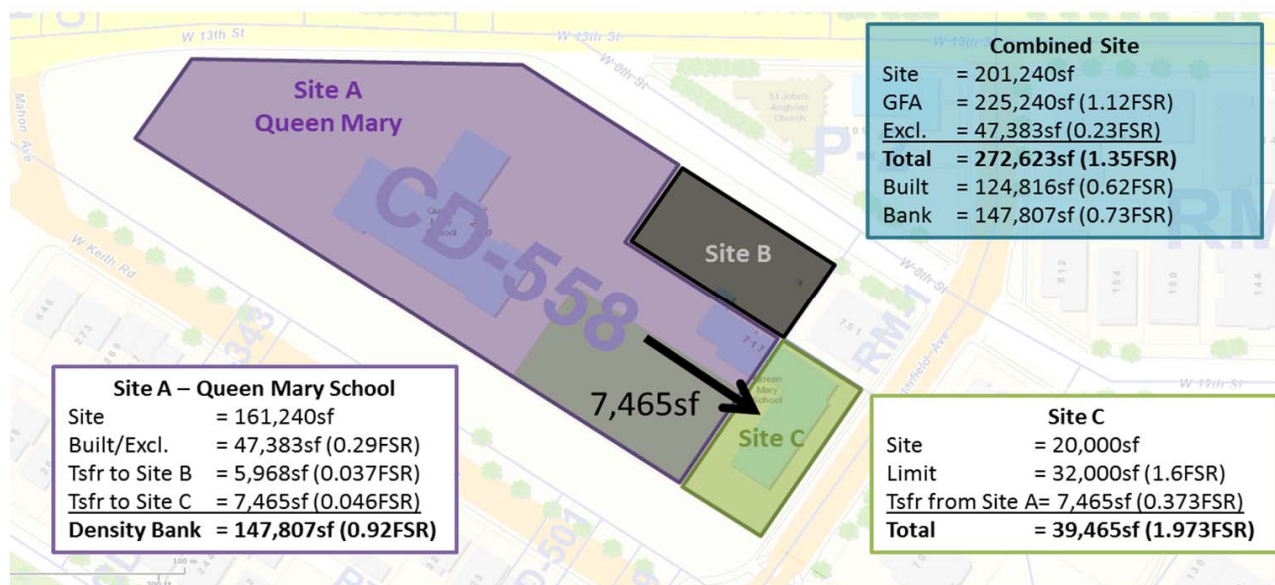
In conjunction with the Queen Mary School Site redevelopment, this record documents the transfer from the Queen Mary School Site of 0.373 FSR (7,465 sf) for the construction of a 43-unit four-storey building (Site C).

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|---|---------------------------------|-----|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : - |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : -Transportation related enhancements as determined by staff -design and construction of open space improvements along W Keith Rd Blvd -creative storm water practices -reconstruction of W 8th St -undergrounding the overhead hydro & communication distribution lines on Chesterfield & W 8th -LEC expansion to this site (mini-plant may be required) | | |

Queen Mary School Site - Site C

Project Summary Sheet



Seven35

Project Summary Sheet

Address : 735 W 15th St
 CD # : CD-588
 Related CD: : -
 Approval Date : Sep-10
 Primary Applicant : Adera Equities Ltd.

Site Size (sqft) : 41,718

Related Sites : -



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 1.00 | 41,718 | | | |
| Density Bonus (Bonus+Exclusions) | 0.13 | 5,527 | = | 5,527 | 0 |
| Total Density Transfer | 0 | 0 | | | |
| Net Density w/ Bonus + Transfer | 1.13 | 47,245 | | | |

Bonused Factors

| | | | |
|-----------------------|--------|------------------|---|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : Built Green Gold; LEED for Homes Platinum; EnerGuide 82 |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

This is a redevelopment of a previously Industrial zone to Residential Level 4: Medium Density Zone. The project involves 60 units of stacked townhomes, which received received 0.125 FSR (5,527sf) for environmental commitments (LEED for Homes Platinum, Built Green Gold, and EnerGuide 82).

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|---|---------------------------------|-------------------|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$25,000 | Adaptable Design Description | : 5 Level 2 Units |
| Green Building Design Description | : -Built Green Gold-LEED for Homes Platinum-EnerGuide 82 | | |
| Other Community Amenity Contributions | : -Landscaping -Heritage Commemoration for Ron Tom Building -Off-site engineering work and improvements (designed plywood) in Mosquito Creek area -\$25,000 for Public Art | | |

The Kimpton

Project Summary Sheet

Address : 210 West 13th St
 CD # : CD-563
 Related CD: : -
 Approval Date : Nov-08, Jul-09
 Primary Applicant : DMRC Properties

Site Size (sqft) : 19,571

Related Sites : -



Density Information

| | FSR | GFA (sqft) | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|--------------|------------------|
| OCP Schedule A Density | 1.60 | 31,313 | 16,753 | 4,286 |
| Density Bonus (Bonus+Exclusions) | 1.08 | 21,039 | | |
| Total Density Transfer | 0 | 0 | | |
| Net Density w/ Bonus + Transfer | 2.68 | 52,352 | | |

Bonused Factors

| | | | |
|-----------------------|-----------------------------|------------------|--------|
| Non-Market Rental | : 6 Non-Market Rental Units | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

This is a 52 unit low-rise apartment development, with 6 non-market rental housing granted to the City in exchange for 0.219 FSR (4,286sf) exclusion and 0.856 FSR (16,753sf) bonus.

The original proposal was for 8 non-market units to be offered, 5 of which would be purchased by the City and 3 of which would be offered to other operators. Since the first rezoning (Bylaw 7953), no buyers came forward for the 3 non-market units. Subsequently, the City and the developer agreed to reducing the total of non-market units to 6 units, 5 purchased by the City and 1 offered for free to the City. The 2 remaining units would become market housing for the recovery of the cost of the 6th unit. Changes were made to the CD zone through Bylaw 8021 such that the density exclusion decreased and bonus increased, in such a way that the total density bonus would stay the same.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|--|---------------------------------|-----|
| Total A&RH Benefits(sqft) | : 4,286 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : - |
| Green Building Design Description | : LEED certification attempt | | |
| Other Community Amenity Contributions | : -speed bumps in lane north of property -bicycle push button at the north approach of Chesterfield -relocation of signal with corner bulge at NW corner of Chesterfield & 13th -replace section of lane -upgrade existing streetlight south of 13th -planted median on 13th adjacent to property | | |

The Legion

Project Summary Sheet

Address : 121 West 15th St
 CD # : CD-373
 Related CD: : -
 Approval Date : Sep-98, Nov-02
 Primary Applicant : Bel-tar

Site Size (sqft) : 16,788

Related Sites : -



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 2.60 | 40,290 | | | |
| Density Bonus (Bonus+Exclusions) | 2.17 | 36,380 | = | 33,340 | + 3,040 |
| Total Density Transfer | 0 | 0 | | | |
| Net Density w/ Bonus + Transfer | 4.57 | 76,671 | | | |

Bonused Factors

| | | | |
|-----------------------|------------------------------|------------------|--------|
| Non-Market Rental | : 33 Non-Market Rental Units | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : Community Rental Hall | | |
| Cash Contributions | : None | | |

Project Highlight

The original plan of this development included a total of 85 residential units, 33 of which would be below-market rental units (in exchange for 1.536 FSR or 25,786sf bonus) operated by BC Housing. The other 52 units are more affordable housing that was originally designated to be sold at 85% of market, in exchange for 0.45 FSR (7,555sf bonus). All 85 units would meet Level 2 Adaptable Design Guideline. A Community Rental Hall was built and excluded from density calculation (0.18 FSR, 3,040sf).

In 2002, the CD zone was amended such that the below-market sale conditions on the 52 units were waived due difficulties administering resale.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|-------|---------------------------------|--------------------|
| Total A&RH Benefits(sqft) | : N/A | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : 85 Level 2 Units |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : N/A | | |

The Metropolitan

Project Summary Sheet

Address : 102-114 W 3rd St
 CD # : CD-341
 Related CD: : -
 Approval Date : Sep-97
 Primary Applicant : Wedgewood Developments

Site Size (sqft) : 33,800

Related Sites : -



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 2.60 | 87,880 | | 0 | 4,000 |
| Density Bonus (Bonus+Exclusions) | 0.12 | 4,000 | = | 0 | 4,000 |
| Total Density Transfer | 0 | 0 | | | |
| Net Density w/ Bonus + Transfer | 2.72 | 91,880 | | | |

Bonused Factors

| | | | |
|-----------------------|-----------------------------------|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : NV Community Arts Council Space | | |
| Cash Contributions | : None | | |

Project Highlight

This 6 storey mixed-use building includes 83 residential and 8 retail units. Exclusions were provided for up to 4,000 sf of public amenities (3,462 sf built) that was built and gifted to the City. The space is currently leased to the North Vancouver Community Arts Council who operates the CityScape Art Gallery on the site.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|-------|---------------------------------|---------|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 6,848 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 25 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : - |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : N/A | | |

The Prescott

Project Summary Sheet

Address : 1250 Lonsdale Ave
 CD # : CD-612
 Related CD: : -
 Approval Date : Oct-11
 Primary Applicant : Wesgroup

 Site Size (sqft) : 33,355

 Related Sites : 1100 Lonsdale (existing
 NS Credit Union); 333
 Chesterfield
 (Presentation House)



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|---|--------------|------------------|
| OCP Schedule A Density | 2.60 | 86,723 | | | |
| Density Bonus (Bonus+Exclusions) | 0.38 | 12,675 | = | 12,675 | 0 |
| Total Density Transfer | 1.20 | 40,160 | | | |
| Net Density w/ Bonus + Transfer | 4.18 | 139,558 | | | |

Bonused Factors

| | | | |
|-----------------------|---|------------------|-----------------------------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : 4,000sf bonus for total 55,000 sf of office space | Environmental | : 20-30% > ASHRAE 90.1-2007 |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

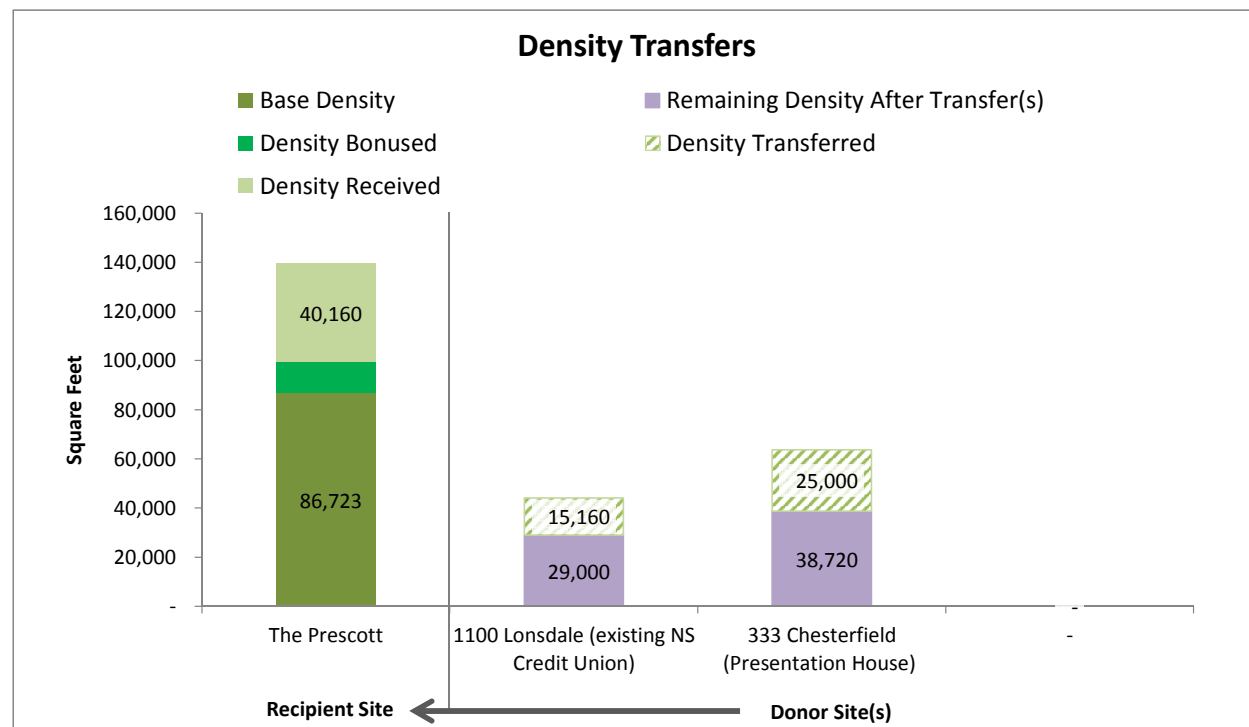
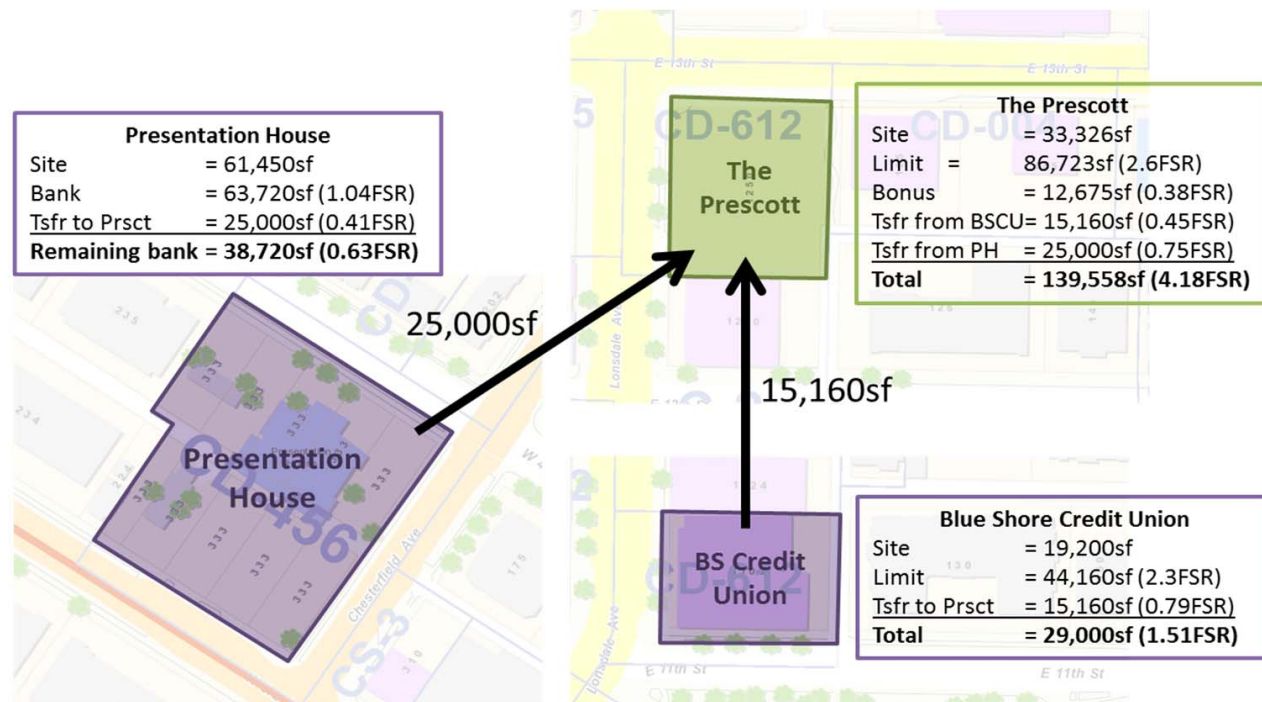
This mixed-use development houses both residential & commercial space, including the new Blue Shore Credit Union. Developers committed to building to higher energy standard of 20-30% better than ASHRAE 90.1 - 2007 (0.26 FSR/8,617sf bonus) and 55,000 sf of office space (0.12 FSR/4,000sf bonus). Density Transfers were also provided through the City's sale of 0.75 FSR (25,000sf) from Presentation House for \$1,000,000 and through a transfer of 0.45 FSR (15,160sf) of unused density from the existing Blue Shore Credit Union building (1100 Lonsdale).

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|---|---------------------------------|--------------------------------------|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 55,000 (includes 4,000sf bonus) |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 203 |
| Total Contributions(\$) | : \$100,000 | Adaptable Design Description | : - |
| Green Building Design Description | : 20-30% > ASHRAE 90.1-2007 for 0.26 FSR | | |
| Other Community Amenity Contributions | : -sidewalk, curb & gutter -modifications to SW corner of Lonsdale & 13th, including bus bulge on Lonsdale -3 corner bulges on Lonsdale & 12th -Pavement on west half of Lonsdale, from Lonsdale and 13th to Lonsdale & 12th + east half of Lonsdale between south property line & 12th, including 12th St intersection -Pavement north/south lane east of Lonsdale, from 12th to dev site -Lonsdale Streetscape Standard between 12th and new development -Street trees with silva cells & electrical receptacles on Lonsdale & 13th1 -Underground Hydro & communication overhead dist. Lines in north/south lane east of Lonsdale, between 12th & 13th | | |

The Prescott

Project Summary Sheet



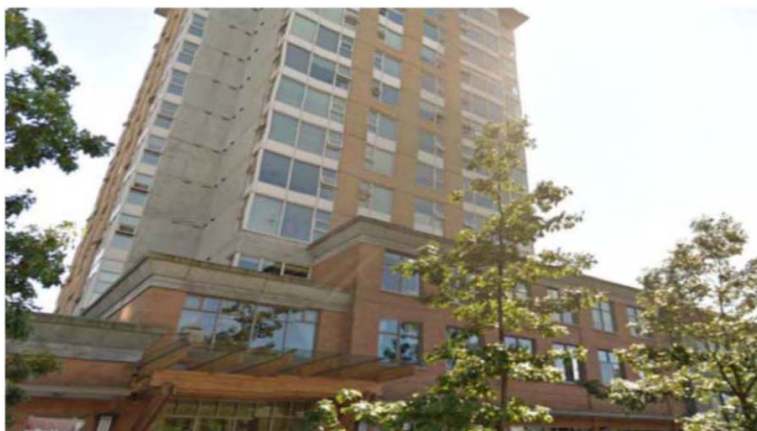
The Summerhill

Project Summary Sheet

Address : 133 West 15th St
 CD # : CD-390
 Related CD: : CD-347
 Approval Date : Nov-99
 Primary Applicant : NOVA (16)

 Site Size (sqft) : 16,800

 Related Sites : 145 W 15th (adjacent property in same project)



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|--------|------------|---|--------------|------------------|
| OCP Schedule A Density | : 2.60 | 43,680 | | | |
| Density Bonus (Bonus+Exclusions) | : 1.75 | 29,440 | = | 13,440 | + 16,000 |
| Total Density Transfer | : 0.92 | 15,432 | | | |
| Net Density w/ Bonus + Transfer | : 5.27 | 88,552 | | | |

Bonused Factors

| | | | |
|-----------------------|---|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : 107 Market Senior Rental Units | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : Amenities for Supportive Rental Housing | | |
| Cash Contributions | : None | | |

Project Highlight

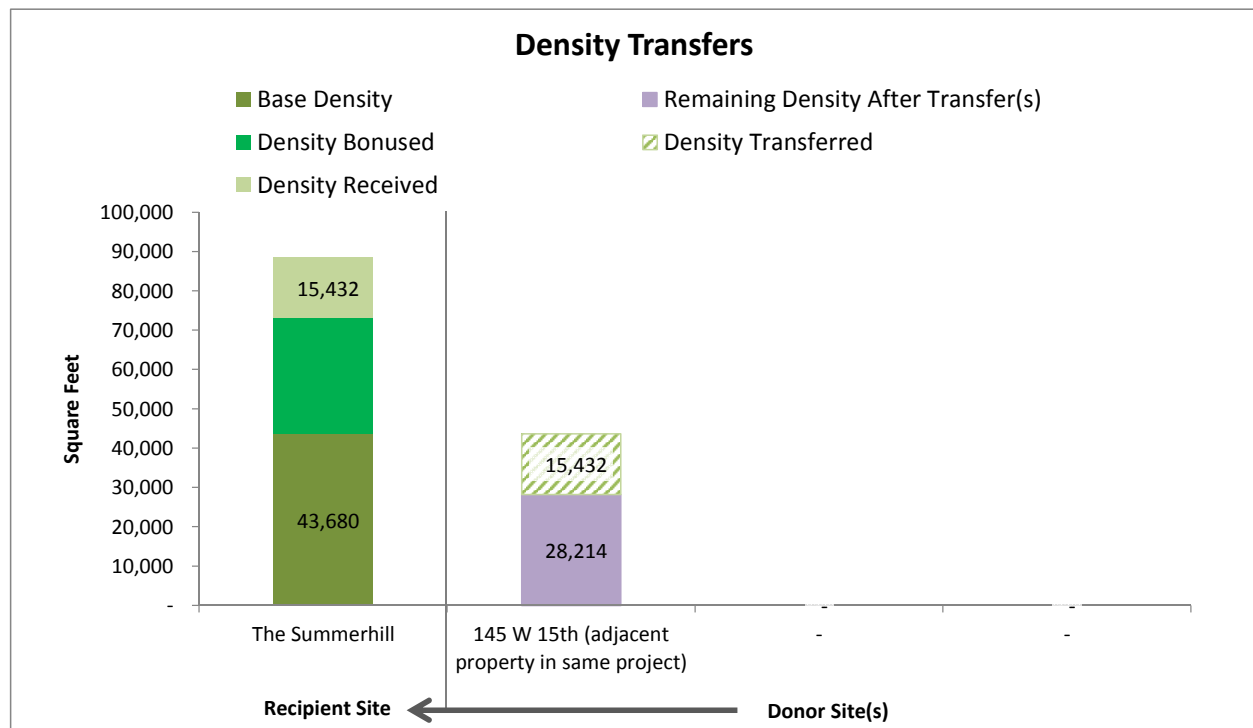
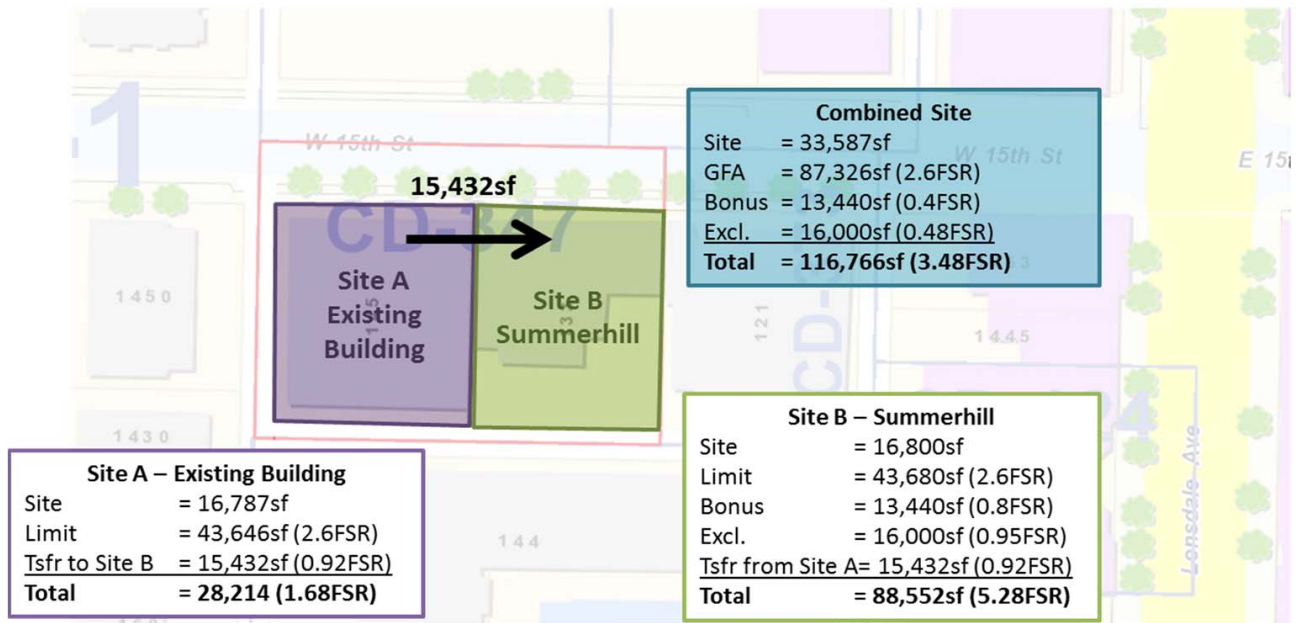
This project involves the development of a 107 unit rental congregate seniors' home (55,500 sqft) with commercial space (31,750 sqft) (Site B). The project provided 16,000sf of enhanced community space in the building in return for a density bonus of 0.8 FSR (13,440sf) and a 0.95 FSR (16,000sf) exclusion. A density transfer of 15,424 sf was made from the unused density of an adjacent commercial building that is retained and integrated into the project (145 W 15th St - Site A).

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|--|---------------------------------|---------------------|
| Total A&RH Benefits(sqft) | : 55,520 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : 107 Level 3 Units |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | -boulevard enhancements along both Site A and Site B frontages -outdoor plaza development -public accessible dining/meeting rom & multi-purpose room | | |

The Summerhill

Project Summary Sheet



The Versatile Building

Project Summary Sheet

Address : 222-238 Lonsdale Ave
 CD # : CD-599
 Related CD: : CD-505
 Approval Date : Dec-10
 Primary Applicant : Intracorp

Site Size (sqft) : 20,304

Related Sites : 158 W 13th/1320
 Chesterfield (The Vista Place)



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|--------|------------|---|--------------|------------------|
| OCP Schedule A Density | : 2.60 | 52,790 | | 0 | 2,880 |
| Density Bonus (Bonus+Exclusions) | : 0.14 | 2,880 | = | 0 | 2,880 |
| Total Density Transfer | : 0.50 | 10,154 | | | |
| Net Density w/ Bonus + Transfer | : 3.24 | 65,824 | | | |

Bonused Factors

| | | | |
|-----------------------|--|------------------|--------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : 1,000 sf of Community Amenity Space(Mezzanine space also excluded) | | |
| Cash Contributions | : None | | |

Project Highlight

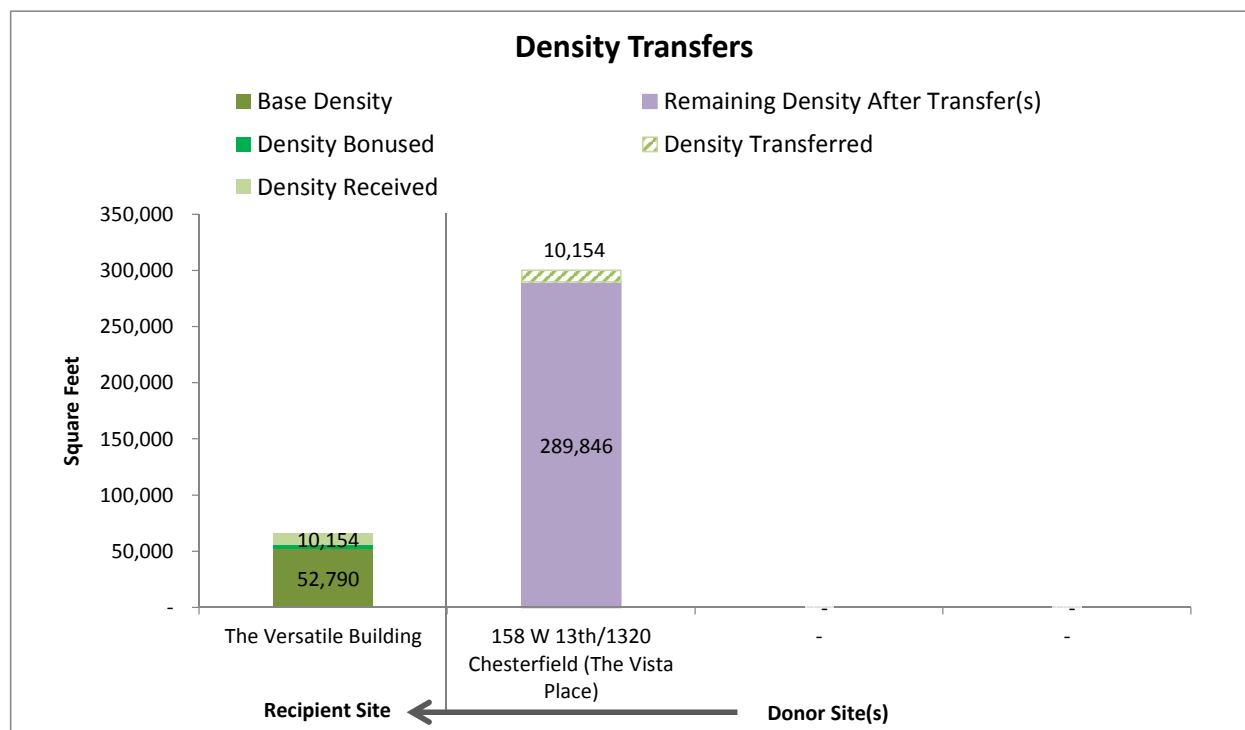
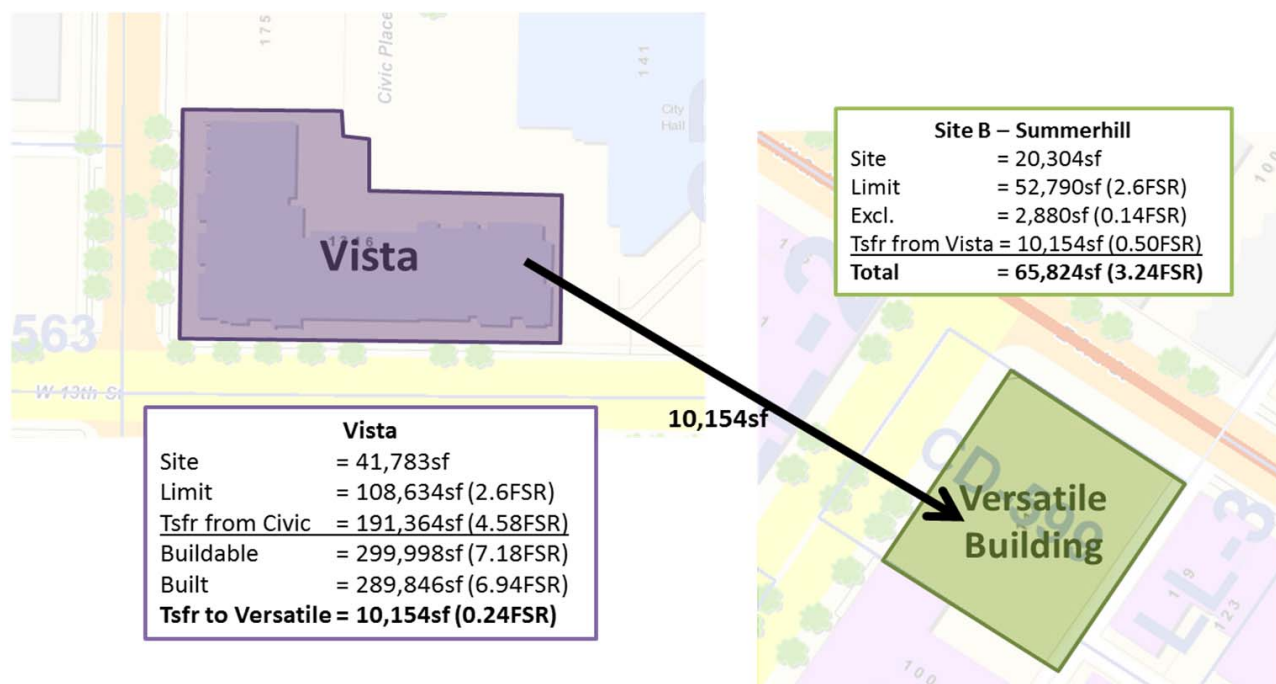
This 5 storey mixed-use building includes 62 residential units and 8 commercial retail spaces on ground level, as well as 1,000 sf of community amenity area. The community amenity area was excluded from GFA calculation (0.05 FSR or 1,000sf) and an additional 0.09 FSR (1,880sf) of mezzanine area in the southernmost CRUs was excluded for the provision of the amenity space. Additionally, 0.5 FSR (10,154sf) was transferred from the applicant's unused density on another site (The Vista Place) to the Versatile Site.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|--|---------------------------------|----------|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 12,453 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 46 |
| Total Contributions(\$) | : \$160,000 | Adaptable Design Description | : - |
| Green Building Design Description | : -LEED Silver equivalency-ASHRAE 90.1-2007 | | |
| Other Community Amenity Contributions | -curb and corner bulge enhancement -signal upgrades on E 3rd & Lonsdale (incl. signal pole, eastbound primary signal head, and audible pedestrian signal system) -milling and paving of north half of E 3rd adjacent to site, and the intersection of E 3rd/Lonsdale -Provision of street furnishings on E 3rd (benches, trash receptacles, bike racks) -Provision of one solar-powered trash/recycling -\$50,000 for Public Arts | | |

The Versatile Building

Project Summary Sheet



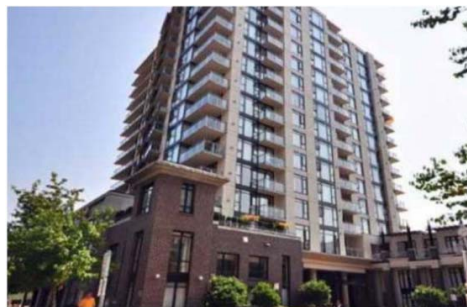
Time

Project Summary Sheet

Address : 165-175 W 1st St
 CD # : CD-430
 Related CD: -
 Approval Date : Jul-02
 Primary Applicant : Grosvenor/Fairmont/Buttjes/PM

Site Size (sqft) : 108,303

Related Sites : -



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|--------|------------|---|--------------|------------------|
| OCP Schedule A Density | : 2.60 | 281,588 | | 0 | 36,184 |
| Density Bonus (Bonus+Exclusions) | : 0.33 | 36,184 | = | 0 | 36,184 |
| Total Density Transfer | : 0 | 0 | | | |
| Net Density w/ Bonus + Transfer | : 2.93 | 317,772 | | | |

Bonused Factors

| | | | |
|-----------------------|--|------------------|------------------|
| Non-Market Rental | : None | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : LEC mini-plant |
| Civic Amenity | : John Braithwaite Community Centre (35,000sf) | | |
| Cash Contributions | : None | | |

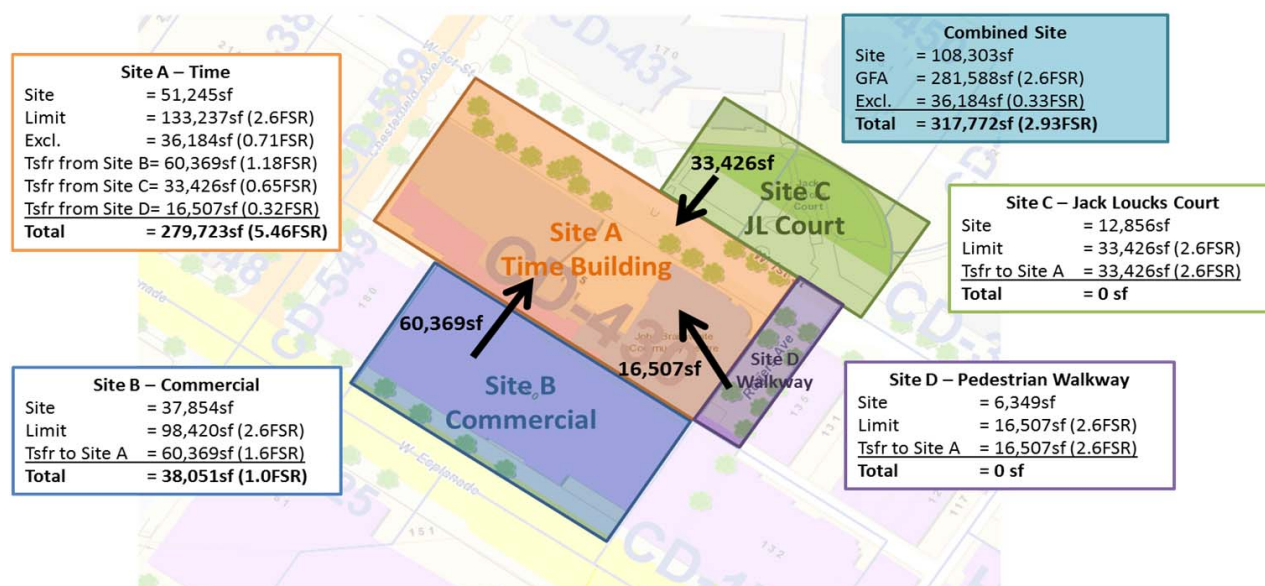
Project Highlight

The Time development includes a residential building (Site A) and a commercial building (Site B), as well as a community centre (Site A, John B. Community Centre, 35,000 sf/0.32FSR of whole site), a park (Site C, Jack Loucks Court), and a LEC mini-plant (1,184sf/0.01FSR of whole site). The community centre and LEC mini-plant densities were excluded.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|-------|---------------------------------|--|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : Level 2 - 20% of Site A condo building |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : - | | |

-Public Art totalling 1% of the cost of the construction of the project
 -3.0m Public Walkway (RoW) including landscape and hardscape elements



Versatile Shipyard

Project Summary Sheet

Address : Versatile Shipyard
 CD # : CD-393
 Related CD: : -
 Approval Date : Sep-02, Apr-05, Nov-06
 Primary Applicant : Coriolis Consling

Site Size (sqft) : 446,208

Related Sites : -



Density Information

| | FSR | GFA (sqft) | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|------|------------|--------------|------------------|
| OCP Schedule A Density | 2.60 | 1,160,141 | | |
| Density Bonus (Bonus+Exclusions) | 0.39 | 175,393 | 111,000 | 64,393 |
| Total Density Transfer | 0 | 0 | | |
| Net Density w/ Bonus + Transfer | 2.99 | 1,335,534 | | |

Bonused Factors

| | | | |
|-----------------------|--|------------------|------------------------|
| Non-Market Rental | : None | Heritage | : Heritage restoration |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : Publicly accessible swimming facilities (7,344 sf) & conference centre (10,590 sf) | | |
| Cash Contributions | : None | | |

Project Highlight

The Versatile Shipyard site represents the redevelopment of 15 parcels.

Four of the parcels (Sites 7, 8, 9, and 10) consist of heritage buildings which were preserved, restored, and re-used through the redevelopment process, in return for the density bonusing of 110,000 sf for the residential parcels on the Southwest end of the site (Site 6, 11, and 12) and 1,000 sf for a waterfront commercial use parcel (Site 13), as well as an exclusion for all designated heritage buildings on Parcels 9 and 10 (up to 46,168sf).

Additionally, a maximum 15,000 sf exclusion for amenities (e.g. ~7,350 sf swimming pool & related facilities, wellness centre, child care, etc.) was provided to the Pinnacle Hotel parcel, on the condition that the swimming pool would be accessible for public use 20% of the time. A maximum of 7,500 sf (or 50% of floor area) was also provided for the convention facility within the Hotel, on the condition that at least 5,000 sf of conference space is provided. The actual exclusions based on site plans were 12,930 sf for the amenities and 5,295 sf for convention facilities (10,590 sf built).

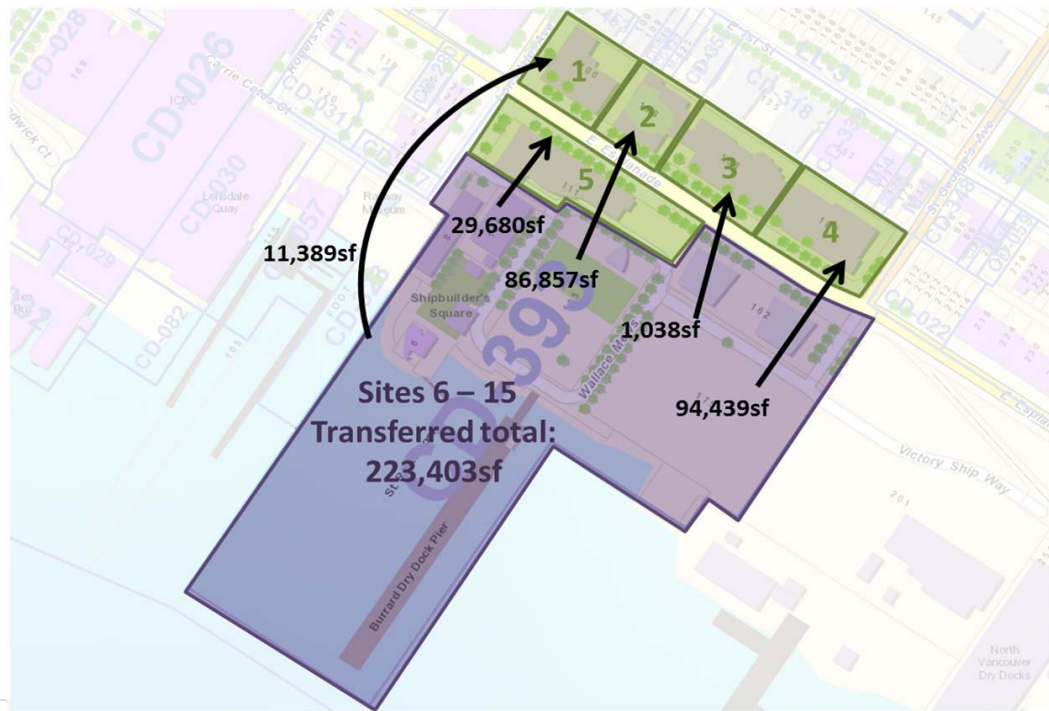
Based on the combined site, a total of 111,000 sf (0.25 FSR) was bonused and 64,393 sf (0.14 FSR) was excluded for the entire redevelopment of the Shipyard site.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|--|---------------------------------|-----|
| Total A&RH Benefits(sqft) | : 0 | Employment Space Benefit (sqft) | : 0 |
| # of Heritage Buildings Restored/Preserved | : 5 | Est. FTE Additions(#) | : 0 |
| Total Contributions(\$) | : \$0 | Adaptable Design Description | : - |
| Green Building Design Description | : - | | |
| Other Community Amenity Contributions | : Various additional benefits connected to the redevelopment of the Shipyards site | | |

Versatile Shipyard

Project Summary Sheet



| | | From Staff Map | | From CD | | | | | | | |
|---------------|--|----------------|-----------|--------------|---------|-----------|-----------|------------|-------------|-------|--|
| | Parcel | Site Area | OCP Max | GFA Assigned | Bonus | Exclusion | Transfers | Total (sf) | Total (FSR) | Notes | |
| | 1 | 20,956 | 54,487 | 65,876 | - | - | 11,389 | 65,876 | 3.14 | | |
| | 2 | 20,953 | 54,479 | 141,336 | - | - | 86,857 | 141,336 | 6.75 | | |
| | 3 | 34,957 | 90,888 | 91,926 | - | - | 1,038 | 91,926 | 2.63 | | |
| | 4 | 33,562 | 87,261 | 181,700 | - | - | 94,439 | 181,700 | 5.41 | | |
| | 5 | 47,912 | 124,571 | 154,251 | - | 18,225 | 29,680 | 172,476 | 3.60 | 2 | |
| | 6 | 48,972 | 127,327 | 116,254 | 61,704 | - | (11,073) | 177,958 | 3.63 | 1 | |
| | 7 | 11,924 | 31,003 | 11,840 | - | - | (19,163) | 11,840 | 0.99 | | |
| | 8 | 14,799 | 38,478 | 12,917 | - | - | (25,561) | 12,917 | 0.87 | | |
| | 9+10 | 66,966 | 174,112 | 63,832 | - | 46,168 | (110,280) | 110,000 | 1.64 | 4 | |
| | 11+12 | 124,231 | 323,001 | 315,499 | 48,296 | - | (7,502) | 363,795 | 2.93 | 1 | |
| | 13 | 4,650 | 12,090 | 4,000 | 1,000 | - | (8,090) | 5,000 | 1.08 | 1 | |
| | 14 | 6,934 | 18,029 | 700 | - | - | (17,329) | 700 | 0.10 | 3 | |
| | 15 | 9,390 | 24,415 | - | - | - | (24,415) | - | - | | |
| Combined Site | Square Feet | 446,208 | 1,160,141 | 1,160,131 | 111,000 | 64,393 | (10) | 1,335,524 | 2.99 | | |
| | FSR | | 2.60 | 2.60 | 0.25 | 0.14 | (0.00) | 2.99 | | | |
| Notes: | | | | | | | | | | | |
| 1 | Bonus for Preservation, restoration, and adaptive re-use of inventoried heritage buildings on Parcels 7, 8, 9, and 10, and for the provision of a public amenity waterfront access and walkway. The bonus was distributed as follows: -Parcel 6, 11, 12 = 110,000sf [Parcel 6 is now built and used 61,704sf of the bonus; Parcel 11+12 retains the remainder of the bonus] | | | | | | | | | | |
| 2 | Exclusion: Max 15,000 sf exclusion for amenities (i.e., swimming pool, fitness facilities, wellness centre, saunas, child care, meeting rooms, and other similar uses) in hotel for the provision of a publicly accessible swimming pool and its related facilities at a cost no greater than a public swimming pool rental fee (or to the satisfaction of the City). Convention Facility 50% FA exemption up to 7,500 sf (includes a min 4,000sf ballroom). Final exclusion includes 12,930sf for amenities and 5,295sf for the convention facility (total of 10,590sf built). | | | | | | | | | | |
| 3 | This site area is not based on StaffMap, as StaffMap includes the area of walkway + easement with Parcel 14; this number represents the difference between the combined site area (indicated by CD-393) and all other areas. | | | | | | | | | | |
| 4 | Exclusion: Exemption for Community Amenity Space within designated heritage buildings, or within new structures built on Parcels 9 and 10. | | | | | | | | | | |

West 15

Project Summary Sheet

Address : 150 West 15th St
 CD # : CD-610
 Related CD: -
 Approval Date : Sep-11
 Primary Applicant : CitiMark

Site Size (sqft) : 28,714

Related Sites : 131 W 16th; 143, 147,
 151 W 16th



Density Information

| | FSR | GFA (sqft) | | Bonus (sqft) | Exclusion (Sqft) |
|----------------------------------|--------|------------|---|--------------|------------------|
| OCP Schedule A Density | : 2.60 | 74,656 | | | |
| Density Bonus (Bonus+Exclusions) | : 0.49 | 14,070 | = | 11,257 | + 2,813 |
| Total Density Transfer | : 1.28 | 36,882 | | | |
| Net Density w/ Bonus + Transfer | : 4.37 | 125,608 | | | |

Bonused Factors

| | | | |
|-----------------------|-----------------------------|------------------|--------|
| Non-Market Rental | : 5 Non-Market Rental Units | Heritage | : None |
| Market Rental | : None | Adaptable Design | : None |
| Employment Generation | : None | Environmental | : None |
| Civic Amenity | : None | | |
| Cash Contributions | : None | | |

Project Highlight

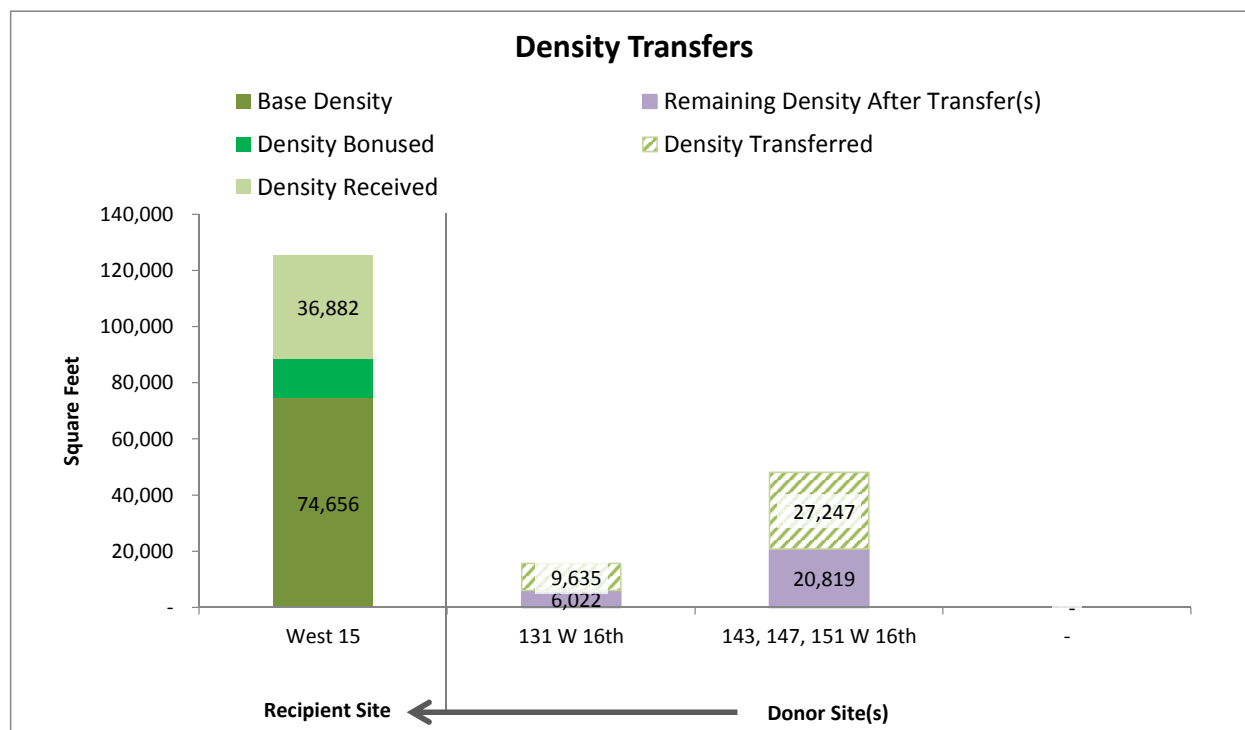
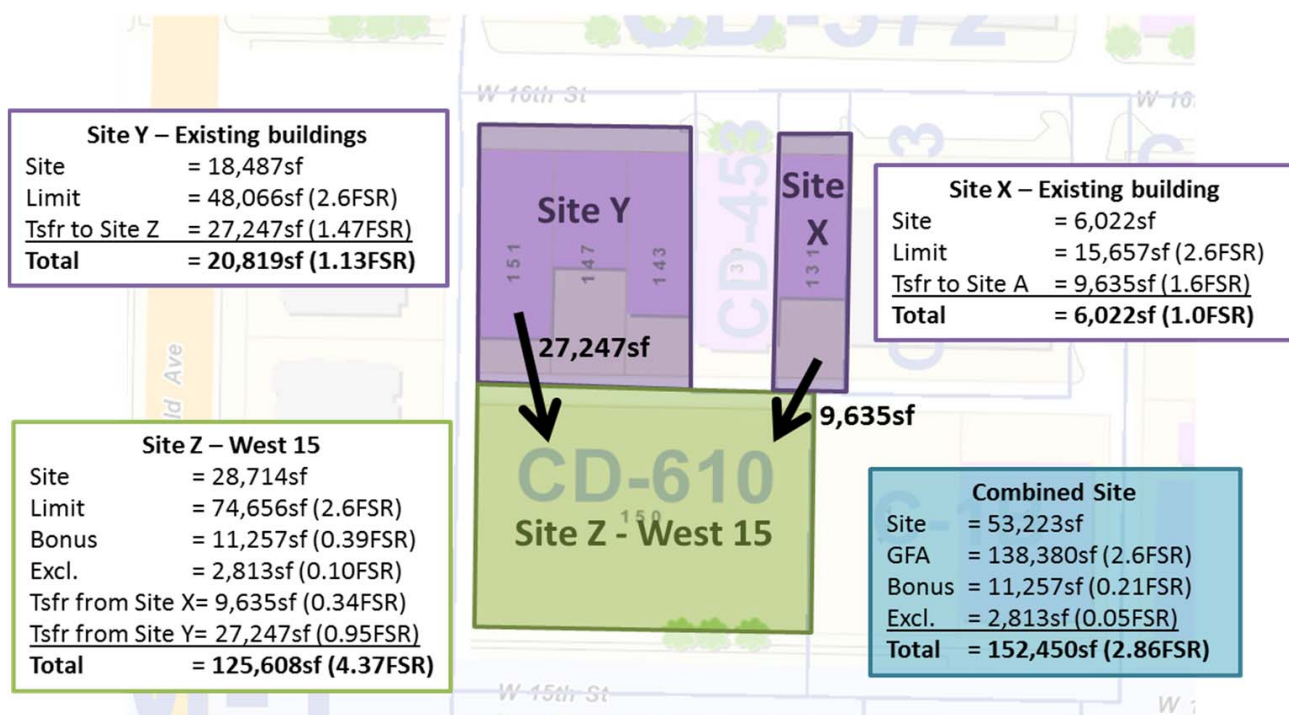
This mixed-use development secured density transfer through the private purchase of unused density from properties fronting 16th St north of the block (Site Y transferred 27,247sf and Site X transferred 9,635sf). This reduced the potential of future tower construction on Site X and Y. The development also includes the provision of 5 affordable/adaptable 1 bedroom rental units (2,813 sf/0.10 FSR, excluded from density) and 1 office space of 291sf (0.01FSR) gifted to the Vancouver Resource Society, who also operated the 5 non-market rental units. Furthermore, a 11,257sf (0.39 FSR) was bonused to support the development of the rental units.

Benefits to the Community (Bonused & Unbonused)

| | | | |
|--|---|---------------------------------|--|
| Total A&RH Benefits(sqft) | : 2,813 | Employment Space Benefit (sqft) | : 291 |
| # of Heritage Buildings Restored/Preserved | : 0 | Est. FTE Additions(#) | : 1 |
| Total Contributions(\$) | : \$75,000 | Adaptable Design Description | : 5 Units of adaptable units (unknown level) |
| Green Building Design Description | : -ASHRAE 90.1-2007-LEED Silver equivalency | | |
| Other Community Amenity Contributions | : -install a mid-block pedestrian crossing with curb extensions, road markings, and signage, in the 100 Block of W 15th -Install commercial standard speed bumps in the east/west lane adjacent to the site -Provide a contribution of \$75,000 for off site work -Pave lane adjacent to site -Install new sreetcsape as per Londale Streetscape Guidelines, including sidewalk, curb and gutter, street trees complete with Silva Cells, structural soil, irrigation, and electrical receptables, street | | |

West 15

Project Summary Sheet



Appendix A - Data Categories of the Density Bonus History Database

| Data Category | Data Recorded | Unit of Record |
|--|--|----------------------------------|
| Project Details | Name | - |
| | Address | - |
| | CD Zone # | - |
| | Project Highlight | - |
| | Primary Applicant | - |
| | Approval Date | MMM-YY |
| | Site & Lot Areas | Square Feet (Sqft) |
| | OCP Schedule A Density | FSR & Sqft |
| Additional Density | Density Bonus | FSR & Sqft |
| | Density GFA Exclusion | FSR & Sqft |
| | Density Transfers | |
| | -Donor Site Address | - |
| | -Donor Site Area | Sqft |
| | -Donor Site Remaining Area for Transfers (if previously transferred) | Sqft |
| | -Transferred Area | Sqft |
| | -Transfer Value | \$ or description (if available) |
| Considerations: | | |
| Affordable & Rental Housing | Non-Market Rental Housing Provided | Units |
| | Market Rental Housing Provided | Units |
| | Non-Market Seniors Rental Housing Provided | Units |
| | Market Seniors Rental Housing Provided | Units |
| | Assisted Rental Housing Provided | Units |
| | Affordable Housing Provided | Units |
| | Assisted Housing Provided | Units |
| | Total Affordable & Rental Housing Benefits | Units |
| | Total Affordable & Rental Housing Benefits Value | Dollars (if available) |
| | Bonus/Exclusion for Below-Market Rental Housing | FSR & Sqft |
| | Bonus/Exclusion for Market Rental Exclusion | FSR & Sqft |
| | Bonus/Exclusion for Assisted/Affordable Housing | FSR & Sqft |
| | Total Bonus/Exclusion for A&RH | FSR & Sqft |
| Heritage | Heritage Preservation/Restoration | Description |
| | # of Heritage Buildings Restored/Preserved | Units |
| | Heritage Registry Ranking | Rank |
| | Heritage Preservation/Restoration Value | Dollars (if available) |
| | Bonus/Exclusion for Heritage | FSR & Sqft |
| Adaptable Design | Adaptable Design Guideline Level Achieved | 2 or 3 |
| | Adaptable Design Benefits | Units and/or Sqft (if available) |
| | Bonus/Exclusion for Adaptable Design | FSR & Sqft |
| Civic Amenity | Civic Amenity | Description |
| | Civic Amenity Benefits | FSR & Sqft |
| | Est. Value of Civic Amenity Benefit | Dollars (if available) |
| | Bonus/Exclusion for Civic Amenities | FSR & Sqft |
| Environmental | Green Building Design (Beyond Bylaw) | Description |
| | Natural Habitat Enhancement/Preservation | Description |
| | Natural Habitat Enhancement/Preservation Value | Dollars (if available) |
| | Other Environmental Considerations | Description |
| | Bonus/Exclusion for Environmental Considerations | FSR & Sqft |

| Data Category | Data Recorded | Unit of Record |
|----------------------------------|---|---|
| Employment Generation | Employment Generation | Description |
| | Employment Space Created | Sqft |
| | Est. Full-Time-Equivalent Additions | Number (Estimated at 1 job to 272.1 Sqft) |
| | Bonus/Exclusion for Employment Generation | FSR & Sqft |
| Cash Contributions | Contributions related to density bonus: | |
| | -Affordable Housing Fund | Dollars |
| | -Civic Amenity Fund | Dollars |
| | -Heritage Fund | Dollars |
| | Bonus/Exclusion for Contributions | FSR & Sqft |
| | Contributions unrelated to density bonus: | |
| Other Community Amenities | -Public Arts | Dollars |
| | -Others | Dollars |
| | Other Community Amenities Provided unrelated to Density Bonus | Description (if available) |

Appendix B –Density Bonusing History Infographic

