CITY OF PORT COQUITLAM

POLICY

Policy Title:	Density Bonus Policy
Type:	Legislative Policy
Director Approval by	Director of Development Services
Approval & Date	June 23, 2026 – Council Meeting

1. Purpose

1.1. To provide guidance on how the City can manage the impact of unplanned growth by defining the City's policy with respect to developments proposing land uses which are of a higher residential density or intensity than what is contemplated in the Official Community Plan or Zoning Bylaw.

2. Scope

2.1. Council will evaluate the community benefit of residential or mixed-use development proposals which request a land use that results in an increase in floor area, number of dwelling units or building storeys, or building form which is larger/more intensive than what is contemplated in the Zoning Bylaw or Official Community Plan policies and land use designation through application of this policy.

3. Policy

3.1. Evaluation of Density Bonus Proposals

3.1.1. In accordance with this policy, Council may:

a) Consider adoption of a zone or zoning bylaw amendment with density benefit provisions determined on a site-by-site basis; or

b) Consider adoption of an amendment to the Official Community Plan land use designations to accommodate the proposed development where Council is satisfied that the proposed change is in keeping with the policies of the OCP and the community's best interest, including consideration of any proposed amenities or voluntary contributions provided to offset the impacts of the additional density or development intensity.

3.1.2. The provision of amenities or payment-in-lieu of providing amenities as density benefits in 3.1.1a) shall be as determined appropriate by Council in consideration of the application and in keeping with Section 482 of the Local Government Act. Any monies received shall be deposited into the Density Benefit Reserve Fund.

3.1.3. The provision of voluntary amenities or payment-in-lieu contributions in 3.3.1b) are to be as appropriate for the specific development application, in Council's consideration of the merits of the proposal. Any contributions received shall be deposited into the Community Amenities and Special Needs Housing Reserve Fund.

3.1.4. In reviewing the number, kind and extent of amenities or payment-in-lieu contributions, consideration will be given to a calculation of the increase in land value attributable to the proposed change in land use, housing form, density or intensity of land use (land lift), as well as historic density bonus provisions which specified a flat rate of $50 per square foot of additional floor area for apartment development.

4. Related Materials

4.1. Zoning Bylaw
4.2. Official Community Plan

The following policy has been replaced by the execution of this policy:

Previous Policy Name	Previous Policy Approval Date
Density Bonus Policy	2023-07-25