

Subject Area:	Planning	Policy #	5.01
Policy Title:	Density Bonus Policy		
Authority:	Legislative	X	Effective Date: 2009-11-12
	Administrative		Review Date: 2013-09
Issued By:	Laura Lee Richard, MCIP, Director of Development Services,	Issue Date:	2009-11-20
		Manner Issued:	Planning and in Resources

Purpose:

To define the City’s policy with respect to developments utilizing density bonus provisions of the Official Community Plan and Zoning Bylaw and amenities to be obtained from such developments.

Policy:

1. Where the Zoning Bylaw permits density bonuses within a residential zone and provides for acquisition of additional density in exchange for cash in lieu of amenities, the amount of cash in lieu shall be determined by the increase in land value attributable to the additional density. The increase in land value attributable to the additional density will vary over time and shall be reviewed on an annual basis or more frequently if, upon the advice of the Director of Development Services, needed to respond to significant market fluctuations.
2. For large or complex development sites involving rezoning and which:
 - a. call for a density exceeding the density contemplated in the Official Community Plan land use designation for the site or
 - b. call for land uses with a higher value than the uses contemplated in the Official Community Plan

Council may consider adoption of a comprehensive development zone with density bonus requirements determined on a site-by-site basis to require either cash in lieu of amenities or the provision of amenities as determined appropriate for the specific development in Council’s consideration of the application. The amount of cash in lieu or the value of the amenities shall be based on a calculation of the increase in land value attributable to the additional density or the change in land use.

3. Allocation of the cash in lieu funds acquired by developments utilizing the bonus density shall be as follows:
 - i) 50% of the amount shall be deposited in the City’s community facilities amenity fund for the following purposes:
 - improvements to parks, fields, trails and other open spaces including environmental enhancements;
 - creation or enhancement of facilities used for community purposes including day cares, spaces for recreation or social purposes, recreation, heritage recognition and display purposes; and,
 - acquisition and installation of public art.
 - ii) 50% of the amount shall be deposited in the City’s social housing amenity fund for affordable and special needs housing purposes.
4. The expenditure of funds in the community facilities amenity fund obtained for the purposes outlined in (3) shall be determined by Council on an annual basis. In making this determination, the following criteria shall be applied:
 - contribution to meeting the City’s strategic goals, objectives and plans
 - benefit to the community as a whole
 - benefit in off-setting the impacts of additional density within the neighbourhood absorbing the density
 - the capital cost of the selected amenity relative to the available funds
 - on-going operating and maintenance costs
 - availability of other means to fund the amenity.

Responsibility:

In the application of density bonus provisions associated with rezoning to a comprehensive development zone, the Director of Development Services shall bring forward a recommendation and proposed bylaw to Council giving consideration to the criteria outlined in this policy.

In the annual review of funds obtained through application of Zoning Bylaw cash in lieu density bonus provisions, the Director of Development Services shall bring forward a recommendation for expenditure to the Corporate Management Team for its recommendation to Council.

END OF POLICY

Record of Amendments:

Policy	Issue date	Reviewed	Replaced	Re-issue Date
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