

Adopted by Council on May 27, 2014

MARPOLE – DENSITY BONUS ZONING & PUBLIC BENEFITS

IMPORTANT: The Density Bonus Contribution Rates displayed in Table 1 are for illustrative purposes only and do not replace the requirements and entitlements outlined in the Zoning and Development By-law.

UPDATE:

New Annual Inflation Adjusted Density Bonus Contribution Rates Proposed for Sept 30, 2017

On July 26, 2017, City Council will consider a recommendation for new inflation adjusted Density Bonus contribution rates to come into effect on September 30, 2017. To view the proposed inflation adjusted rates for Marpole, refer to “Table 2: Proposed New Density Bonus Contribution Rates” on page 2 of this document.

Density Bonus Zoning

As enabled by the Vancouver Charter, a zoning bylaw may establish different density regulations within a district or zone to achieve amenities or affordable housing. This is referred to as Density Bonus Zoning. The density bonus provision defines an outright density that can be achieved without any contribution towards amenities or affordable housing (this is considered the ‘base density’) and extra density that may be achieved, to a maximum set out in the by-law, with provision of a specified contribution that will be directed towards amenities or affordable housing on the approved net increase in density.

Amenity and Affordable Housing Shares

Amenity Share means a specified financial contribution towards the conservation or provision of an amenity for the benefit of a particular neighbourhood in exchange for a specified increase in the permitted floor area of a development.

Affordable Housing Share means a specified financial contribution towards provision of social housing in exchange for a specified increase in the permitted floor area of a development.

Density Bonus Zoning within the Marpole Community Plan

On April 2, 2014, Council approved the Marpole Community Plan. The plan ensures that new development in the area contributes to public benefits in the community. This includes contributions through density bonus zoning.

The overall density bonus zoning approach, including the rate structure, is intended to increase housing choice in the community by encouraging the development of ground-oriented housing forms, in particular townhouses and/or rowhouses.

On May 27, 2014, Council amended the Zoning and Development Bylaw to introduce two new zones for Marpole that include density bonus provisions (see Figure 1):

- RM-8 and RM-8N Zones: Townhouse/Rowhouse Zones
- RM-9 and RM-9N Zones: 4-storey Apartment Zones

Figure 1: Location of Marpole Density Bonus Zones

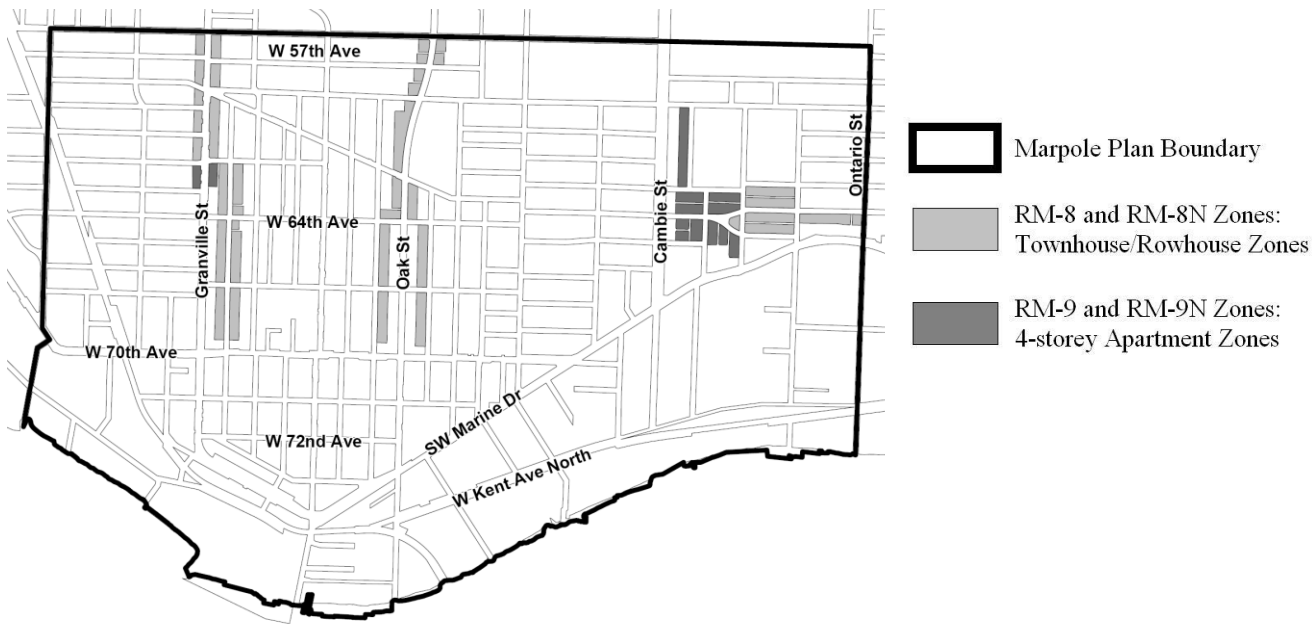


Table 1 indicates the approved density bonus contribution rates as set out in the Zoning and Development By-law.

Table 1: Density Bonus Contribution Rates (Effective to September 29, 2017)

Density	Rate (calculated on net additional floor area)
Up to 0.75 FSR	\$0 per square metre (\$0 per square foot)
Over 0.75 FSR to 1.2 FSR	\$116 per square metre (\$10.81 per square foot)
Over 1.2 FSR to 2.0 FSR	\$640 per square metre (\$59.48 per square foot)

The information in this table is for illustrative purposes only and does not replace the requirements and entitlements outlined in the Zoning and Development By-law.

The above rates are based on an assessment of community amenities needs and capital costs, along with consideration of development economics. For more details, see Chapter 18 of the Marpole Community Plan. vancouver.ca/files/cov/marpole-community-plan.pdf

Contributions from the density bonus zones will be maintained in separate reserve accounts and allocated in accordance with the Marpole Community Plan’s Public Benefits Strategy.

Table 2: Proposed New Density Bonus Contribution Rates (Effective September 30, 2017)

Density	Rate (calculated on net additional floor area)
Up to 0.75 FSR	\$0 per square metre (\$0 per square foot)
Over 0.75 FSR to 1.2 FSR	\$130.24 per square metre (\$12.10 per square foot)
Over 1.2 FSR to 2.0 FSR	\$716.02 per square metre (\$66.55 per square foot)

The information in this table is for illustrative purposes only and does not replace the requirements and entitlements outlined in the Zoning and Development By-law.

Exemptions

Exemptions/waivers from density bonus contributions may apply to the following:

1. Retention of pre-1940s houses (subject to staff review for eligibility)
2. Secured Market Rental Housing(subject to meeting the Zoning and Development By-law definition); and
3. Social Housing developments (subject to meeting DCL By-law definition and receiving approval from the Housing Policy group).

Contact Marpole Area Planner or Housing Policy group to determine eligibility.

Timing of Payment

Payment of the density bonus contribution is a condition of Building Permit issuance. In order to ensure fairness to applications that have been submitted prior to the adoption of new inflation adjusted rates, in-stream applications are exempt from density bonus contribution rate increases provided that an application has been submitted to the City and an associated application fee has been paid. Payment is to be submitted in full prior to issuance of the Building Permit. Credit cards are not accepted for density bonus contributions.

For more information on Density Bonus Zoning in Marpole refer to vancouver.ca/marpole and the RM-8, RM-8N, RM-9, RM-9N zoning districts within the Zoning and Development By-law.