



# **NORQUAY VILLAGE NEIGHBOURHOOD CENTRE – DENSITY BONUS ZONING & PUBLIC BENEFITS**

*Authority – Director of Planning*  
*Effective January 19, 2016*  
*Amended September 30, 2016 and September 30, 2017*

*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, 2018**

New annual inflation adjusted Density Bonus contribution rates are proposed to come into effect on September 30, 2018. To view the approved inflation adjusted rates for Norquay, refer to “Table 2: Proposed Density Bonus Contribution Rates” on page 3 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 in Norquay Village

The Norquay Village Neighbourhood Centre Plan was adopted by Council in November 2010. The plan provides guidance on developing a complete, sustainable and inclusive neighbourhood with a variety of housing options close to transit, shops and services. The plan ensures new development in the area contributes to public benefits in the community.

Council approved the Norquay Village Public Benefits Strategy in May 2013. The strategy will guide the next 30 years of capital planning and investments in Norquay. For more details, see the Norquay Village Public Benefits Strategy. <http://vancouver.ca/files/cov/norquay-village-public-benefits-strategy.pdf>

On January 19, 2016, Council approved amendments to the Zoning and Development By-law to introduce new zoning districts for Norquay that include density bonus provisions (see Figure 1):

- RM-9A and RM-9AN: Four-Storey Apartment Zones

The overall density bonus zoning approach, including the rate structure, is intended to increase housing choice in the community by allowing the development of four-storey apartments, with some stacked townhouses in conjunction with apartments on deep lots.

**Figure 1: Density Bonus Zones in Norquay Village**

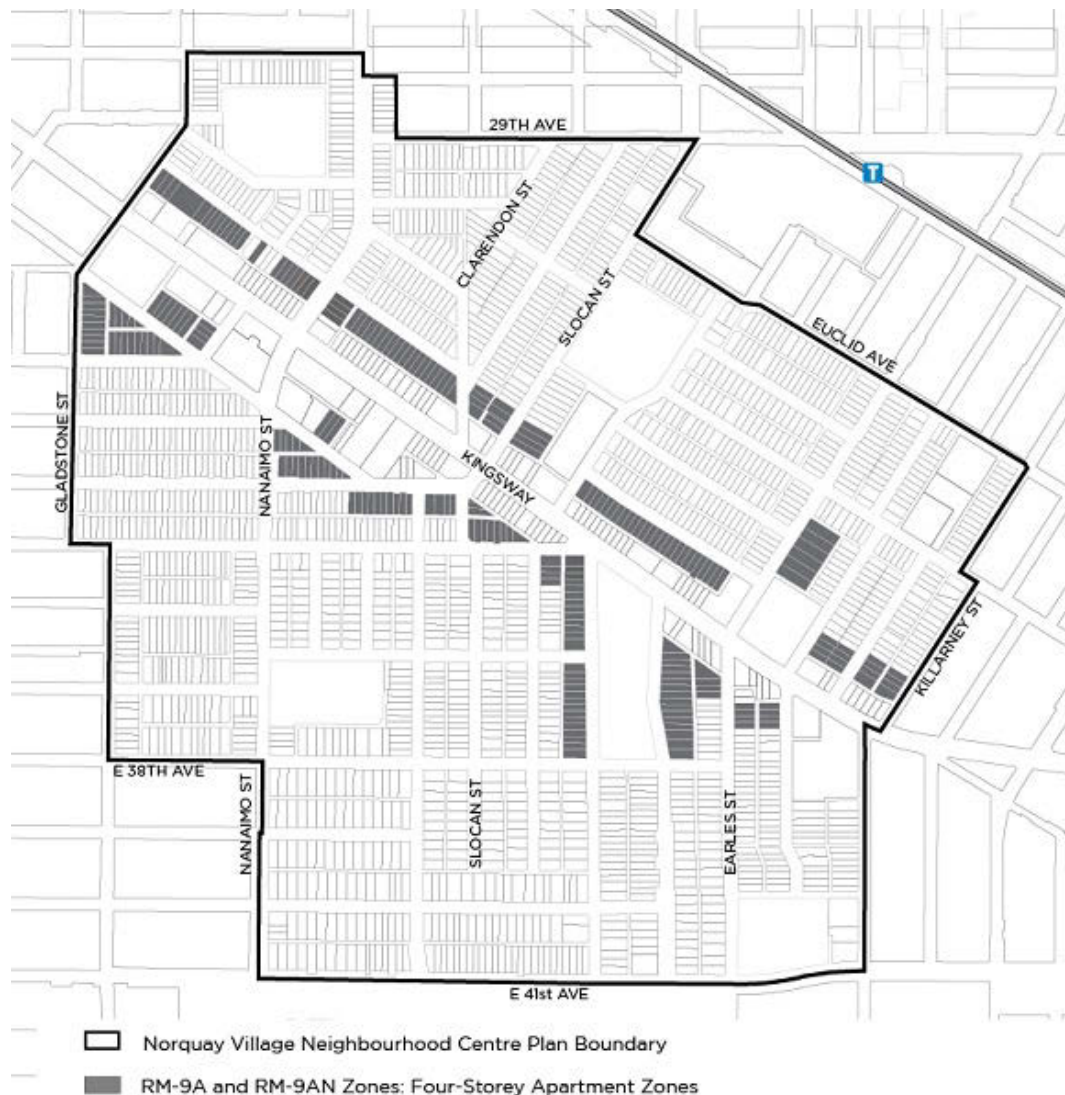


Table 1 indicates the density bonus contribution rates as set out in the Zoning and Development By-law.

**Table 1: Density Bonus Contribution Rates (Effective until September 29, 2018)**

<b>Density</b>	<b>Rate</b> (calculated on net additional floor area)
Up to 0.70 FSR	\$0 per square metre (\$0 per square foot)
Over 0.70 FSR to 2.0 FSR	\$200.15 per square metre (\$18.59 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.

**Table 2: Proposed Density Bonus Contribution Rates (Effective September 30, 2018)**

<b>Density</b>	<b>Rate</b> (calculated on net additional floor area)
Up to 0.70 FSR	\$0 per square metre (\$0 per square foot)
Over 0.70 FSR to 2.0 FSR	\$209.75 per square metre (\$19.49 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. Contributions from the density bonus zones will be maintained in a separate reserve account and allocated in accordance with the Norquay Village Public Benefits Strategy.

### **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 the Development Enquiry Centre or the 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 Norquay Village, refer to [vancouver.ca/norquayvillage](http://vancouver.ca/norquayvillage) and the RM-9A and RM-9AN zoning districts within the Zoning and Development By-law.