

## Schedule C – Density Benefits

### Density Benefits Zoning Bylaw Requirements for General Residential District - 1 Zone

Conditions	Maximum Density of Development
<p>a. A <b>Lot</b> that is in a <b>Priority Growth Area</b> and meets either of the following conditions:</p> <ul style="list-style-type: none"> <li>i. All <b>Dwelling Units</b> on the <b>Lot</b> are secured by legal agreement as rental tenure in perpetuity or secured as <b>Residential Rental Tenure</b> zoning, or</li> <li>ii. The <b>Building</b> on the <b>Lot</b> was constructed prior to January 1, 2026, and all <b>Dwelling Units</b> on the <b>Lot</b> are secured by legal agreement as rental tenure for the greater of sixty years or the life of the <b>Building</b>.</li> </ul>	2.6:1
<p>b. A <b>Lot</b> that is in a <b>Priority Growth Area</b> and meets either of the following conditions:</p> <ul style="list-style-type: none"> <li>i. At least 0.5% of the total <b>Floor Area</b> of the <b>Residential</b> component of the development on the <b>Lot</b> is occupied <b>by Below-market Homeownership Units</b>, or</li> <li>ii. 0.5% of the total <b>Floor Area</b> of the <b>Residential</b> component of the development on the <b>Lot</b> is less than 300 square metres, and the owner provides a cash-in-lieu contribution at a rate of \$107.64 per square meter of <b>Floor Area</b> above the maximum <b>Density of Development</b> prescribed for that <b>Lot</b> in Part 4, subject to section c.</li> </ul> <p>c. The dollar amount set out in section b.ii. shall be adjusted annually on January 1 of each year by adding to the dollar amount specified an amount calculated by multiplying the dollar amount as of the previous January 1 by the annual percentage increase in the CPI for the most recently published twelve-month period.</p>	2.6:1
<p>d. A <b>Lot</b> that is in a <b>Priority Growth Area</b> and all <b>Dwelling Units</b> are within an <b>Affordable Housing Development</b>.</p>	2.75:1
<p>e. A <b>Lot</b> that qualifies and utilizes the full density under a. or b., and provides a minimum of 15% of the total <b>Dwelling Units</b> with at least three <b>Bedrooms</b>.*</p>	2.75:1
<p>f. A <b>Lot</b> that is within the 200-meter Tier of a <b>Transit Oriented Area</b>, and all <b>Floor Area</b> above the maximum <b>Density of Development</b> prescribed for that <b>Lot</b> in Part 4 is <b>Residential</b> and within an <b>Affordable Housing Development</b>.</p>	3.51:1

Table 1: Density Conditions

a) *Methodology for determining estimated capital costs and cash-in-lieu contribution for section b.ii.:*

The analysis identified a conservative capital cost commensurate with 75% of estimated land lift for mid-rise wood frame strata housing applications seeking the maximum density levels of the bylaw. Aligning the required level of capital costs to 75% of the land lift associated with the increase in density maintains motivation for applicants to pursue the bonus density. Analysis suggested that the 75% of the land lift equates to the capital costs of providing 0.5% of total floor area as below-market homeownership unit(s) based on the case studies included in the financial analysis. The estimated capital costs associated with the required below-market homeownership unit(s) were then translated into an equivalent cash-in-lieu contribution of \$107.64 per square metre above the base density.

\* For greater certainty, cash-in-lieu cannot be provided as an alternative to providing 15% of **Dwelling Units** as three **Bedrooms**.