

Schedule C – Density Benefits

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

| Conditions | Maximum Density of Development |
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| a. A Lot that is in a Priority Growth Area and meets either of the following conditions: <ul style="list-style-type: none"> i. All Dwelling Units on the Lot are secured by legal agreement as rental tenure in perpetuity or secured as Residential Rental Tenure zoning, or ii. The Building on the Lot was constructed prior to January 1, 2026, and all Dwelling Units on the Lot are secured by legal agreement as rental tenure for the greater of sixty years or the life of the Building. | 2.6:1 |
| b. A Lot that is in a Priority Growth Area and meets either of the following conditions: <ul style="list-style-type: none"> i. At least 0.5% of the total Floor Area of the Residential component of the development on the Lot is occupied by Below-market Homeownership Units, or ii. 0.5% of the total Floor Area of the Residential component of the development on the Lot 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 Floor Area above the maximum Density of Development prescribed for that Lot in Part 4, subject to section c. | 2.6:1 |
| 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. | |
| d. A Lot that is in a Priority Growth Area and all Dwelling Units are within an Affordable Housing Development . | 2.75:1 |
| e. A Lot that qualifies and utilizes the full density under a. or b., and provides a minimum of 15% of the total Dwelling Units with at least three Bedrooms .* | 2.75:1 |
| f. A Lot that is within the 200-meter Tier of a Transit Oriented Area , and all Floor Area above the maximum Density of Development prescribed for that Lot in Part 4 is Residential and within an Affordable Housing Development . | 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**.