Bonus Density Information Sheet

What is proposed?

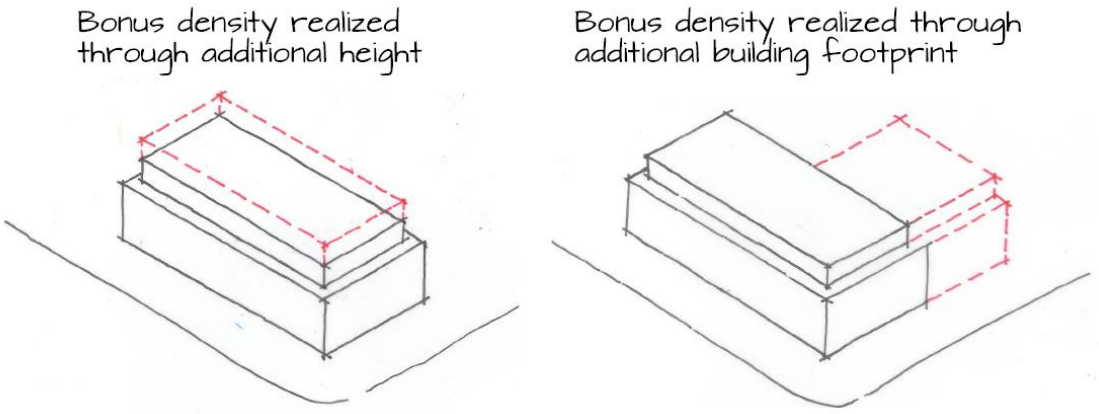
For certain areas, the City would consider allowing certain additional bonus densities where new development contributes on-site affordable housing or other amenities (see locations on next page).

What is density?

Within the planning context, density refers to how much floor space (ft^2 or m^2) can be built relative to the land area (ft^2 or m^2) of the lot. So it is expressed as a ratio referred to as a "Floor Space Ratio" (FSR). An FSR of 2.0:1 (sometimes expressed simply as a number; 2.0) would mean that there is twice as much buildable floor area relative to lot area.

Is density the same as height?

No, but they often go hand in hand. A given FSR (e.g. 2.0:1) could be realized by building more storeys on a small portion of the lot, or fewer storeys over a larger portion of the lot. The height of a building relative to the FSR is often a result of many factors like building set back requirements, height limits, construction costs, and other requirements set out by zoning and design guidelines.



What is bonus density?

When a rezoning is proposed, cities in British Columbia can ask developers for contributions to support public improvements and amenities that offset the impacts of having more housing or employment in an area. This may include things like improvements to public spaces and parks, heritage conservation, or affordable housing. A possible density range is often expressed as a base density, with a maximum density that would be considered under certain circumstances. Projects which receive additional density must still meet the same design guideline regulations as projects that don't.

While plans provide guidance for considering bonus density, the decision to approve a bonus density project requires a rezoning, which requires public consultation and is ultimately a discretionary decision of Council.

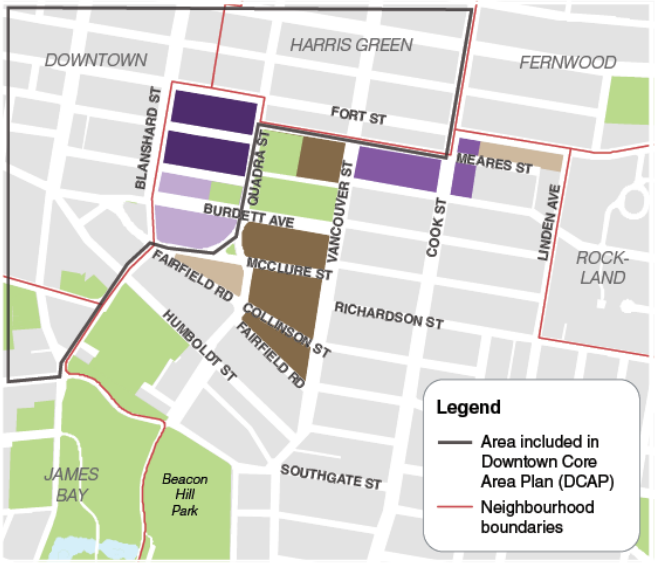
Where is bonus density being considered in the draft plan?

The Official Community Plan defines the range of densities to be considered in different parts of the city. The draft Fairfield Neighbourhood Plan proposes changing the available density in two areas, and keeping it the same in two areas.

Northwest Area and Fort Street Corridor

The plan proposes increasing some of the maximum densities considered in this area. Current policies support a maximum density ranging from 2.0:1 FSR to 3.5:1 FSR; the plan proposes maximum densities ranging from 2.0:1 to 5:1 FSR as shown in Map 8 (to the right). Density above the base would be considered where on-site affordable housing is provided.

Area	Base density:	Additional density considered up to:
	2:1 FSR	5:1 FSR
	2:1 FSR	3.5:1 FSR
	2:1 FSR	3:1 FSR
	1.2:1 FSR	2.5:1 FSR
	1.2:1 FSR	2:1 FSR



Map 8. Maximum Density Map – Northwest Area + Fort Street Corridor

Rental Retention Area

The plan proposes increasing the maximum density by 10%, from 2.0:1 FSR, to 2.2:1 FSR, for projects which provide on-site affordable housing. This affordable housing is in addition to the replacement of any previously existing rental housing units, which is required of every rezoning.

Cook Street Village Area

The plan retains the current maximum densities of 2.5:1 in Cook Street Village and 2.0:1 in apartment buildings west of the village, as long as it is achievable within 4 storeys. Development at this height is unlikely to support significant public contributions. Therefore, unlike the above areas, the plan proposes that contributions in Cook Street Village could support improvements to public spaces as well as affordable housing in order to support the vision for the village.

Five Points Village (Fairfield Road at Moss Street)

The plan proposes additional density up to 2.0:1 FSR (and up to 4 storeys) only on lots which front onto Fairfield Road within the village area. Mixed-use development at this density will not support significant public contributions; the plan directs contributions to public space improvements envisioned in the village.