



Adding Missing Middle Housing + Simplifying Regulations

In Low Density Neighbourhoods

⊕ Development Contributions

Density Bonus Update

What are development contributions?

- Development Cost Levies (DCLs), Community Amenity Contributions (CACs) and Density Bonus Zoning are tools the City uses to help fund and deliver new facilities, infrastructure and affordable housing

Why does the City require contributions from new development?

- To help offset the costs of growth and service the needs of a growing and changing city
- To ensure regulatory changes (such as allowing new types of housing) don't create significant land value escalation and speculation by recapturing value created for public benefits

[Find Out More About How Development Funds Communities](#)





Development Contributions

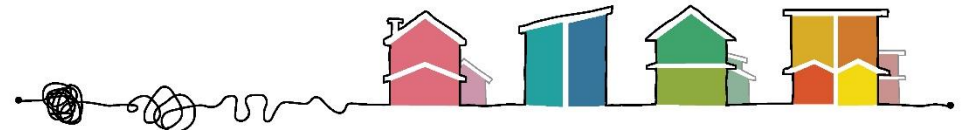
Density Bonus Update

Multiplexes would be subject to both DCLs & a Density Bonus Zoning contribution

Proposed density bonus structure for RS multiplexes

- 1.0 Max. FSR
 - 0.7 FSR = base density, no contribution required
 - 0.3 FSR = bonus density, requires:

- 1. Payment of fixed-rate floor area-based cash contribution**
- OR
- 2. 1 below-market homeownership unit**
- OR
- 3. All units secured as rental housing in perpetuity**



⊕ Development Contributions

Density Bonus Update

How are density bonus contributions determined?

- Detailed economic testing to ensure development is viable and evaluate potential impacts
- Stakeholder and industry engagement
- Calibration to ensure rates are part of a consistent, transparent, simple and flexible system



⊕ Proposed Rate Structure: Economic Testing

Density Bonus Update

5

Consultant work: Coriolis Consulting Corp.

- Performed detailed financial feasibility testing for multiplexes to evaluate impacts on land value and supportable density bonus rates

Key findings:

- Financial performance of multiplex varies significantly based on location, lot size, number of units and total floor space, vehicle parking as well as building design and configuration
- 4 unit multiplexes on standard lots (~4,000 sq. ft.) are not expected to impact land values significantly and cannot support a substantial density bonus contribution
- 5-6 unit multiplexes on mid-size and large lots (~5,000 sq. ft. or larger) could impact land values significantly unless a density bonus contribution is required. Supportable rates vary





Proposed Rate Structure: Cash Option

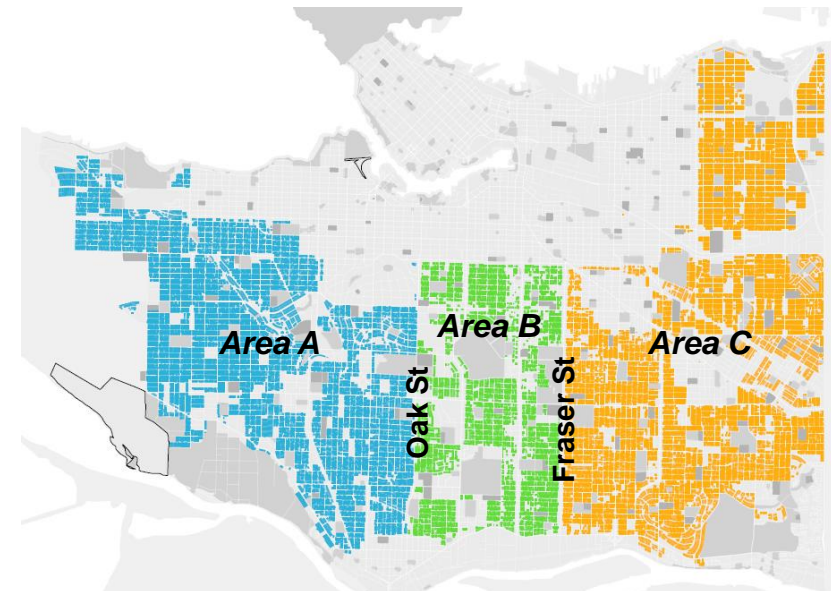
Density Bonus Update

Per square foot bonus density rates

Apply only to floor area between 0.7-1.0 FSR

Below-market home ownership & secured rental options exempt

# Units	Site Frontage & Size		Area A	Area B	Area C
3-4	33'+	3,300+ sq. ft.	\$3 (nominal)		
4-5	44'+	5,000+ sq. ft.	\$65	\$50	\$30
4-6	49.5'+	6,000+ sq. ft.			
4-6	56'+	6,700+ sq. ft.	\$140	\$100	\$70



Rationale:

- Based on results of consultant testing, selecting mid-point rates
- Graduated steps to mitigate difference across area boundaries
- Site frontage and size categories consistent with proposed multiplex zoning regulations, with additional large lot rate category

Rates adjust annually for inflation and will be recalibrated every 4 years or sooner, depending on monitoring and take-up

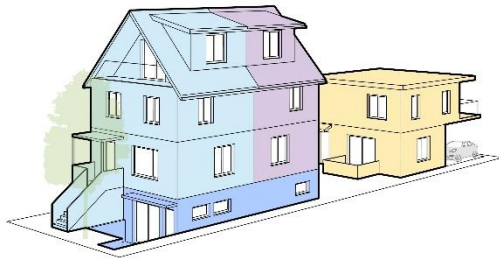




Proposed Rate Structure: Cash Option

Density Bonus Update

Westside Fourplex

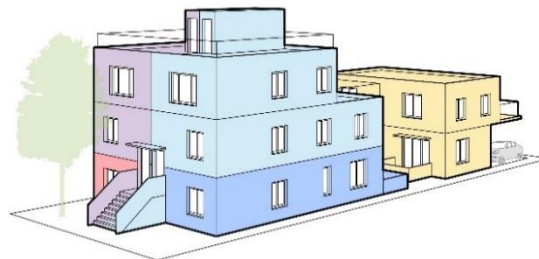


Frontage: 33'
Lot Size: 4,026 ft²
FSR: 1.0

Bonus Density: 1,208 ft²
Contribution (\$3/ft²): **\$3,624***

Net Floor Area: 4,026 ft²
DCLs (\$8.23/ft²): \$33,134*

Central Fiveplex

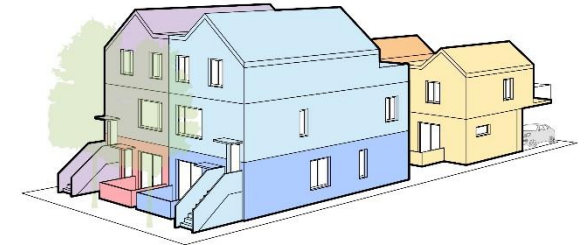


Frontage: 45'
Lot Size: 5,490 ft²
FSR: 1.0

Bonus Density: 1,647 ft²
Contribution (\$50/ft²): **\$82,350***

Net Floor Area: 5,490 ft²
DCLs (\$8.23/ft²): \$45,183*

Eastside Sixplex

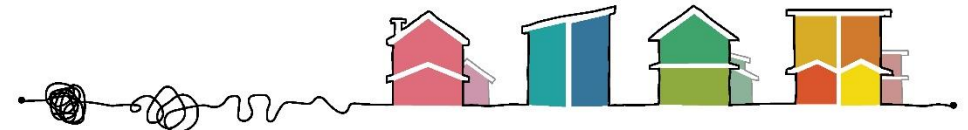


Frontage: 59'
Lot Size: 7,076 ft²
FSR: 1.0

Bonus Density: 2,123 ft²
Contribution (\$70/ft²): **\$148,610***

Net Floor Area: 7,076 ft²
DCLs (\$8.23/ft²): \$58,235*

*Figures are illustrative examples only; actual contributions would be calculated based on applicable rates for each project as part of the permit application process





Below-Market Homeownership Option

Density Bonus Update

- No cash contribution required
- DCLs apply
- Proposed to be administered by BC Housing through the Affordable Home Ownership Program (AHOP) – no direct City role in below-market unit sales



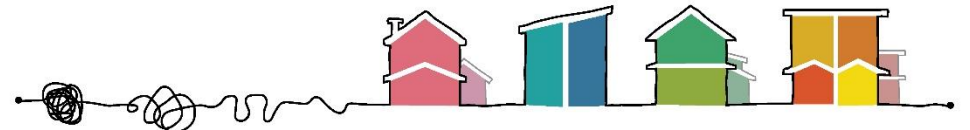
[Learn More About AHOP](#)

BMHO unit requirements

- Min. 2 BR & 970 ft²
- Initial sale price at least 50% below fair market value; greater discount may be required to meet BC Housing's AHOP requirements

Buyer requirements

- Must meet AHOP income limit (2023: \$182,870)
- Canadian Citizen or Permanent Resident
- Can't own other property
- BMHO unit must be principal residence
- Not related to or employed by project developer
- Priority given to current Vancouver residents / those working in essential occupations



+ Secured Rental Housing Option

Density Bonus Update

- No cash contribution required
- Optional partial DCL waiver
- Up to 8 units permitted (on large lots)
- All units must be secured as rental housing
- One unit may be occupied by an owner of the site
- Replaces single lot rezoning opportunity under the Secured Rental Policy & expands opportunity to all RS areas

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3539 Hull St rezoning application

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Building Example

We would like your feedback on a rezoning application at 3539 Hull St. The zoning would change from RS-1 (Residential) District to RR-1 (Residential Rental) District.

The **RR-1** District allows for:

- A triplex or townhouses where all units are secured as market rental; and
- A floor space ratio (FSR) up to 1.0.

The application is being considered under the [Secured Rental Policy](#) (Section 2.4 Rezoning in Low-Density Transition Areas).

Key dates

Application received	July 28 2022
Virtual open house	November 21 - December 11 2022
Referred to Public Hearing	June 13 2023
Public Hearing	July 11 2023

Location

3539 Hull St
View larger map

Trout Lake Beach
Rent At Porter
The Victoria Apartments
extraordinary league contracting

Stansbury Ave
E 19th Ave
E 20th

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In-stream Rezoning Application for Single Lot Multiplex Under the Secured Rental Policy at 3539 Hull St.



⊕ Proposed Revenue Allocation Strategy

Density Bonus Update

10

City-wide allocation strategy to affordable housing & public amenities

- Eligible amenities consistent with other density bonus zones
- Allocation through the Capital Plan
- Amenities to be city-wide serving (not limited by rate sub-areas)
- Examples:
 - Curb Cuts
 - Street to Park Conversions
 - Traffic Calming
 - Contributions Towards Community Facilities



⊕ Summary of Proposed Approach

Density Bonus Update

11

Proposed density bonus contribution requirements & rates set to:

- Ensure multiplex is a viable & attractive option
- Limit any potential land value escalation & discourage speculation associated with multiplex
- Ensure multiplex does not compromise other new housing opportunities in low density neighbourhoods
- Recapture land lift for allocation to public benefits or creation of below-market ownership or secured rental housing
- Ensure simplicity, transparency & alignment with proposed multiplex regulations

Outcomes will be monitored & rates will be recalibrated (every 4 years at minimum)

