

Bulletin

Density Bonus Contributions

Effective May 27, 2014

Last amended July 12, 2024

Authority: Vancouver Charter, Sec 565.1

UPDATES:

2024 Inflationary Adjustment

On July 25, 2024, Council approved the [2024 inflationary adjustment](#) of 5.7% to be deferred to the 2025 annual inflationary adjustment. If you have any questions or would like more information, please visit vancouver.ca/financegrowth or email financegrowth@vancouver.ca.



REGULATORY REFERENCES

- [Schedule F – Affordable Housing and Amenity Cost of the Zoning and Development By-law](#)
- [Applicable District Schedules within the Zoning and Development By-law](#)

BULLETIN INTENT

The purpose of the Bulletin is to provide general information about density bonus zoning cash in-lieu contributions (i.e. amenity shares and affordable housing shares), including information on density bonusing rates, payments, and exemptions. This bulletin is to be used in conjunction with the Zoning & Development By-law to clarify the administration of regulations relating to increases in floor area if 'amenity shares' and 'affordable housing shares' are provided to the City prior to building permit issuance. It does not replace the requirements and entitlements outlined in the Zoning & Development By-law. Note that there are zoning districts that allow for additional density in exchange for in-kind or on-site density bonus contributions. This bulletin does not address in-kind density bonusing (see City's [Density Bonusing website](#) for more information).

BACKGROUND AND CONTEXT

District schedules in the Zoning & Development By-law contain an outright density (or 'base density'). Some district schedules also contain provisions to enable the development of additional density (or 'bonus density'), to a maximum set out in the by-law. Amenity or affordable housing shares or 'density bonus contributions' are collected prior to building permit issuance on the net increase in density / floor area (i.e. difference between base and bonus density). This is referred to as 'density bonus zoning'.

Density bonus zoning is enabled under the Vancouver Charter (Sec. 565.1), where a zoning by-law may establish different density regulations within a district or zone to achieve amenities or affordable housing. Density bonus zones are often established as part of the implementation of new community plans and require Council approval through public hearing processes.

Public Benefits

The demands for new amenities and affordable housing resulting from new development are outlined within each community plan's Public Benefit Strategy, where density bonus contributions are one of the funding sources used. The zoning regulations in density bonus zones enable further development opportunities beyond base density such as increased housing choice or employment to help deliver one or more specific public benefits outlined below:

- Affordable housing;
- Child Day Care Facility;
- Community centre or neighbourhood house;
- Cultural Facility;
- Library;
- Park or playground;
- Public Authority Use;
- Rink;
- Social Service Centre;
- Swimming Pool;
- Transportation and Public Realm Infrastructure

Relation to Other Development Contributions

Density bonus zoning contributions are in addition to DCLs. A development would not pay both a density bonus contribution and a CAC. CACs apply only to rezonings whereas a density bonus zoning contribution is a provision within existing zoning. In cases where an applicant rezones to a density bonus zone (e.g. rezones from R1-1 to

RM-8A in Cambie Corridor), the project is exempt from CACs and would pay the applicable density bonus contribution. For more information on CACs, please see the [Community Amenity Contributions website](#). For more information on DCLs, please see the [Development Cost Levies website](#).

DENSITY BONUS CONTRIBUTION RATES

Density bonusing rates are described in the Zoning and Development By-law as Affordable Housing or Amenity Shares. 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.

Amenity Share means a specified financial contribution towards the provision of an amenity for the benefit of a particular neighbourhood in exchange for a specified increase in the permitted density / floor area of a development. Definitions of 'amenity' are outlined within Schedule F of the Zoning and Development By-law with the intent to direct density bonus contributions as outlined within the applicable Public Benefits Strategy (see Public Benefits section above).

Rates for these density bonus contributions may be found in Table 1 of this information bulletin or [Schedule F of the Zoning and Development By-law](#).

Density bonus contribution rates are based on an assessment of community amenities, needs, and capital costs, along with consideration of development economics. Contributions are maintained in separate reserve accounts and help to deliver the public benefits identified within the applicable Public Benefit Strategies and/or capital plans.

Tables 1 to 4 indicate the density bonus contribution rates that are applicable on net additional floor area above base density, to maximums set out in the Zoning & Development By-law.

Table 1: Community and Area Plan Density Bonus Contribution Rates

Area	Zoning District	Density (FSR)	Rate^a (Effective Sept. 30, 2023)
Marpole	RM-8 and RM-8N (townhouse)	Over 0.75 up to 1.2	\$235.08/m ² (\$21.84/ft. ²)
Marpole	RM-9 and RM-9N (four storey apartment)	Over 0.75 up to 2.0	\$782.30/m ² (\$72.68/ft. ²)
Cambie Corridor	RM-8A and RM-8AN (townhouse)	Over 0.75 up to 1.2	\$914.93/m ² (\$85.00/ft. ²)
Grandview-Woodland	RM-8A and RM-8AN (townhouse)	Over 0.75 up to 1.2	\$39.48/m ² (\$3.67/ft. ²)
Grandview-Woodland	RM-11 and RM-11N (four storey apartment)	Over 0.75 up to 1.7	\$39.48/m ² (\$3.67/ft. ²)
Grandview-Woodland	RM-12N (four storey apartment)	Over 0.75 up to 1.7	\$39.48/m ² (\$3.67/ft. ²)
Norquay	RM-9A and RM-9AN (four storey apartment)	Over 0.70 up to 2.0	\$229.15/m ² (\$21.29/ft. ²)
Joyce-Collingwood	RM-9BN (four storey apartment)	Over 0.70 up to 2.0	\$41.37/m ² (\$3.84/ft. ²)
Joyce-Collingwood	RM-10N (six storey apartment)	Over 0.90 up to 2.6	\$176.28/m ² (\$16.38/ft. ²)
Mount Pleasant	I-1 (employment use)	Over 3.0 up to 4.5	\$123.65/m ² (\$11.49/ft. ²)
Mount Pleasant	I-1A (employment use)	Over 3.0 up to 5.0	\$123.65/m ² (\$11.49/ft. ²)
Mount Pleasant	I-1B (employment use)	Over 3.0 up to 5.0	\$123.65/m ² (\$11.49/ft. ²)
		Over 5.0 up to 6.0	\$557.30/m ² (\$51.77/ft. ²)
Burrard Slopes	IC-2 (employment use)	Over 3.0 up to 4.5	\$123.65/m ² (\$11.49/ft. ²)
False Creek Flats	I-3 - subarea A (employment use)	Over 3.0 up to 5.0	\$123.65/m ² (\$11.49/ft. ²)
False Creek Flats	FC-2 – subarea E (employment/rental)	Additional 3.0 for rental (up to 6.5 total)	\$1,506.95/m ² (\$140.00/ft. ²)

^a Rates are calculated on net additional floor area.

Note: 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: City-Wide R1-1 Multiple Dwelling (Multiplex) Density Bonus Contribution Rates

Applicable to density over 0.7 up to 1.0 FSR

Site Size ^a	Rate ^b		
	Sub-Area A	Sub-Area B	Sub-Area C
Frontage: ≥10 m (32.8 ft.) Area: ≥306 m ² (~3,300+ ft. ²)	\$32.29/m ² (\$3.00/ft. ²)	\$32.29/m ² (\$3.00/ft. ²)	\$32.29/m ² (\$3.00/ft. ²)
Frontage: ≥13.4 m (44 ft.) Area: ≥464 m ² (~5,000+ ft. ²)	\$699.65/m ² (\$65.00/ft. ²)	\$538.20/m ² (\$50.00/ft. ²)	\$322.92/m ² (\$30.00/ft. ²)
Frontage: ≥15.1 m (49.5 ft.) Area: ≥557 m ² (~6,000+ ft. ²)	\$699.65/m ² (\$65.00/ft. ²)	\$538.20/m ² (\$50.00/ft. ²)	\$322.92/m ² (\$30.00/ft. ²)
Frontage: ≥17.1 m (56.1 ft.) Area: ≥623 m ² (~6,700 ft. ²)	\$1,506.95/m ² (\$140.00/ft. ²)	\$1,076.39/m ² (\$100.00/ft. ²)	\$753.47/m ² (\$70.00/ft. ²)

^a The applicable site size category is the highest rate category for which the subject site meets both the frontage and total area criteria.

^b Rates are calculated on net additional floor area.

Note: 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 3: RT-7 & RT-9 Multiple Dwelling (Multiplex) Density Bonus Contribution Rates

Applicable to density over 0.7 up to 1.0 FSR

Site Size ^a	Rate ^b
Area: ≥317 m ² (~3,400+ ft. ²)	\$32.29/m ² (\$3.00/ft. ²)
Area: ≥464 m ² (~5,000+ ft. ²)	\$699.65/m ² (\$65.00/ft. ²)
Area: ≥557 m ² (~6,000+ ft. ²)	\$1,506.95/m ² (\$140.00/ft. ²)
Area: ≥623 m ² (~6,700 ft. ²)	\$1,506.95/m ² (\$140.00/ft. ²)

^a The applicable site size category is the highest rate category for which the subject site meets total area criteria.

^b Rates are calculated on net additional floor area. For pre-1940 character retention conversions, there is no density bonus contribution applicable.

Note: 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 4: FSD Multiple Dwelling (Multiplex) Density Bonus Contribution Rates

Development Type	Rate ^a
New multiplex (Applicable to floor area between 0.25 FSR + 139m ² and 0.5 FSR)	\$1,506.95/m ² (\$140.00/ft. ²)
Conversions (Applicable to floor area between 0.25 FSR + 139m ² and 0.45 FSR)	

^a Rates are calculated on net additional floor area. For heritage protected properties, there is no density bonus contribution applicable.

Note: 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.

Annual Inflation Adjustment

All density bonus contribution rates are adjusted annually to align with property and construction inflation. The City uses public, third-party data to calculate the impact of annual inflation on the density bonus contribution rates.

Rates are adjusted annually through a report to Council in June or July, with new rates becoming effective September 30th of every year. Visit [the City's website](#) on the annual inflation index for more information.

In-Stream Rate Protection

Increases to density bonus contribution rates will have no effect if a Development Permit application has been submitted and an associated application fee has been paid prior to the date of adjustment.

DENSITY BONUS CONTRIBUTION PAYMENTS

Timing and Type of Payment

Payment of the density bonus contribution is a condition of Building Permit issuance. For more information on how to make a payment, contact the DCL Coordinator (DCLCoordinator@vancouver.ca).

Phased Projects and Density Bonus Payments

A Building Permit for a project constructed through the Certified Professional Program may be processed through Staged Building Permits. Subsequently, individual Building Permits are issued as the construction of the building and/or phases of a project progress. Density bonus payments are payable in full at issuance of the Stage 1 Building Permit (scope of work is usually limited to excavation and shoring).

Project Cancellation and Density Bonus Refunds

The density bonus contribution payments will be refunded if the project is cancelled prior to any new construction being carried out on the project. The applicant should be advised to write to their Project Coordinator and ask for the Building Permit to be cancelled and for a refund of Building Permit fees. The District Building Inspector will be asked to confirm that no work has been carried out and the Building Permit will be cancelled. Once it is confirmed that no new work has taken place and the Building Permit is cancelled, applicants can submit a request to the DCL Coordinator for a refund of density bonus fees: DCLCoordinator@vancouver.ca.

DENSITY BONUS CONTRIBUTION EXEMPTIONS

Certain residential floor area to be developed using bonus density may be eligible for exemption from density bonus contributions. Note that the employment density bonuses (I-1A, I-1B, and I-3A) do not have any density bonus exemptions. All applications for exemption from density bonus contributions are subject to staff review for eligibility.

Social Housing

Social Housing built within the residential density bonus zones (R1-1, RM-8, RM-9, RM-10, RM-11, RM-12, and FC-2E) is exempt from density bonus contributions, provided that it meets the DCL By-law definition of social housing and receives approval from the Housing Policy group.

Secured Market Rental Housing

Secured Market Rental Housing built within the R1-1, RM-8, RM-9, RM-10, RM-11, and RM-12 density bonus zones is exempt from density bonus contributions, provided it meets the Zoning & Development By-law definition. Note that an exemption also applies to seniors supportive or assisted housing developed as secured market rental housing.

Within the FC-2E density bonus, the secured market rental must include 35% below market rental units covering 35% of secured market rental floor area in order to qualify for the density bonus exemption.

For more information on the secured market rental and below-market rental requirements, please see the [Creating and Protecting Purpose-Built Rental Housing website](#).

Below-Market Homeownership

Multiple dwellings (multiplexes) built within the R1-1 density bonus zone that include at least one dwelling unit secured as a below-market homeownership unit are exempt from density bonus contributions, provided it meets the Zoning & Development By-law definition.

Retention of Pre-1940s Buildings

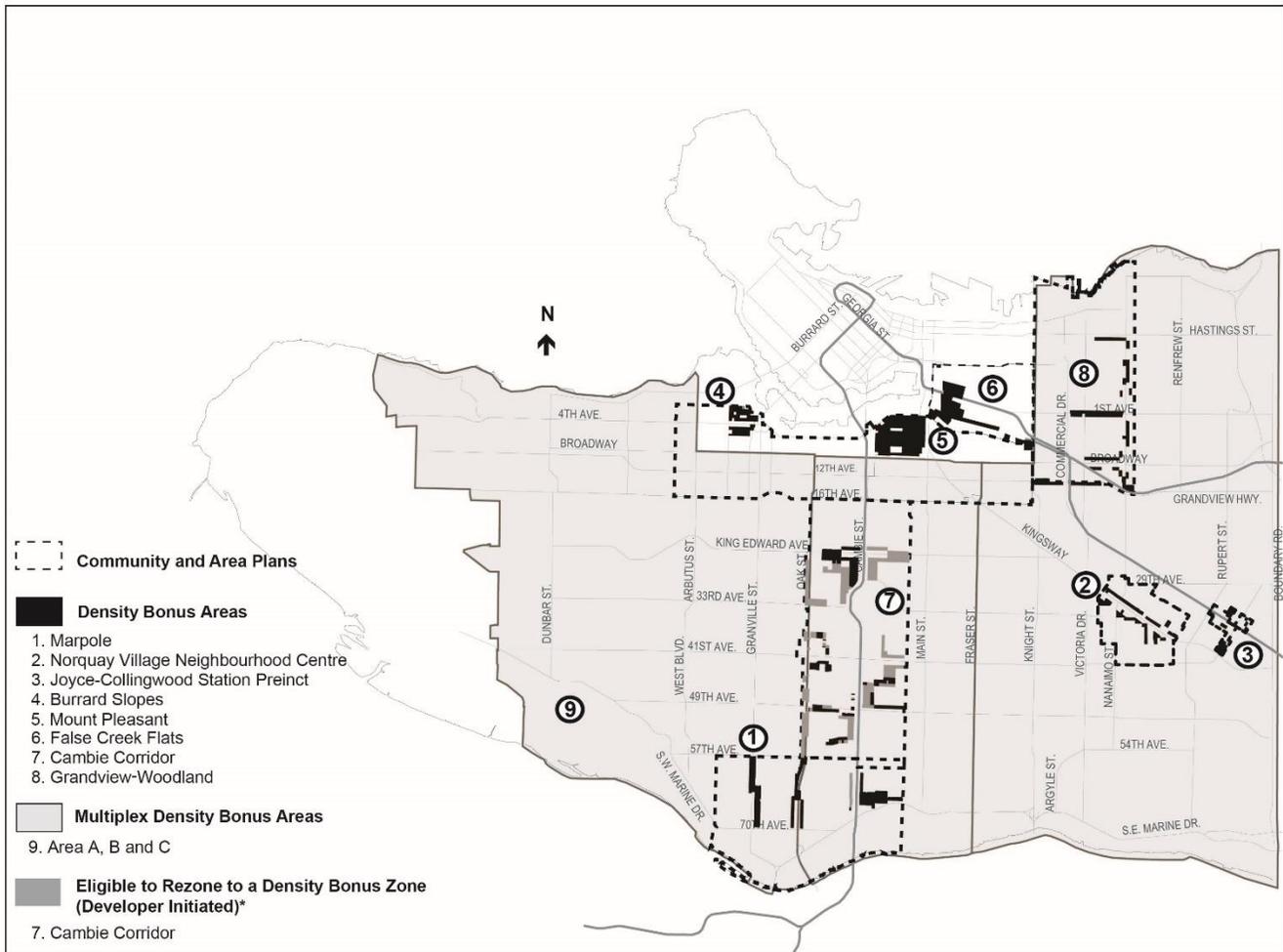
Within the RM-8 and RM-9 density bonus zones, the FSR can be increased to 0.90 FSR, and within R1-1 the FSR can be increased to 0.85 FSR, provided there is an existing building built prior to January 1, 1940, and this building is retained. If eligibility requirements are met to achieve the density increase, they are exempt from paying a density bonus contribution. For more information on retention guidelines, please see the [Character Home Retention Incentives Program website](#).

Low Operational Cost Housing

The 5% bonus density achievable through Low Operational Cost Housing is not subject to density bonus contributions. See the [Zero Emissions Buildings Tools website](#) for more information.

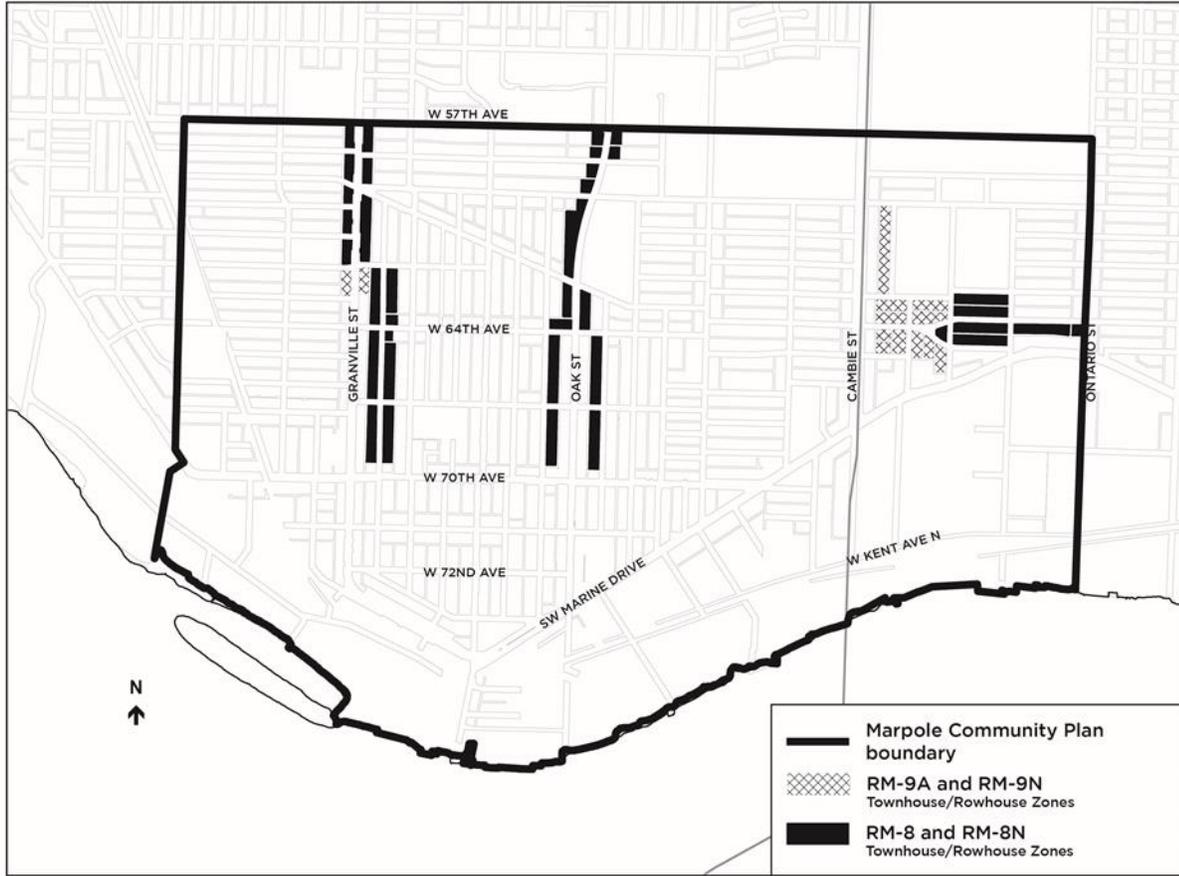
APPENDIX: MAPS

Key Map: Density Bonus Zones within Community and Area Plans

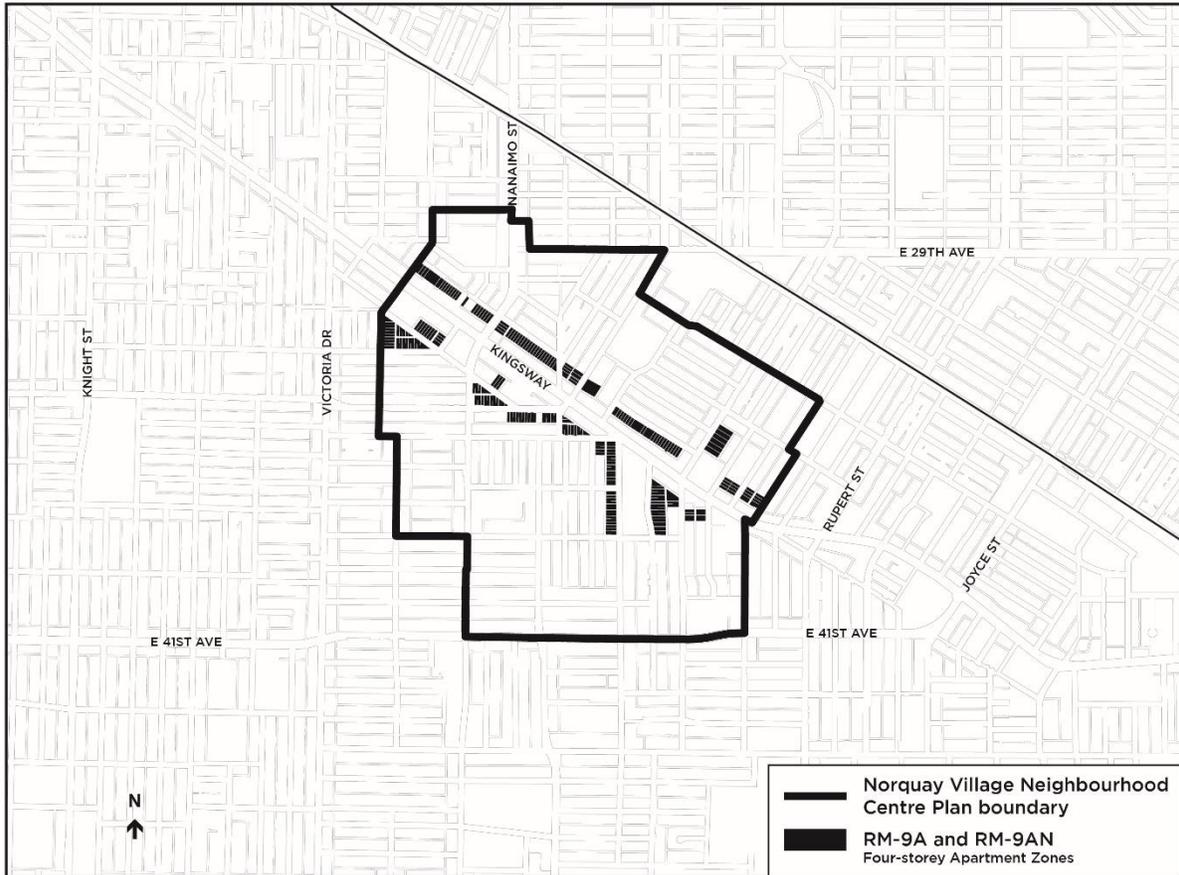


* For more information on developer-initiated rezonings to a RM-8A/RM-8AN, please see the [Apply for a Zoning District Change website](#).

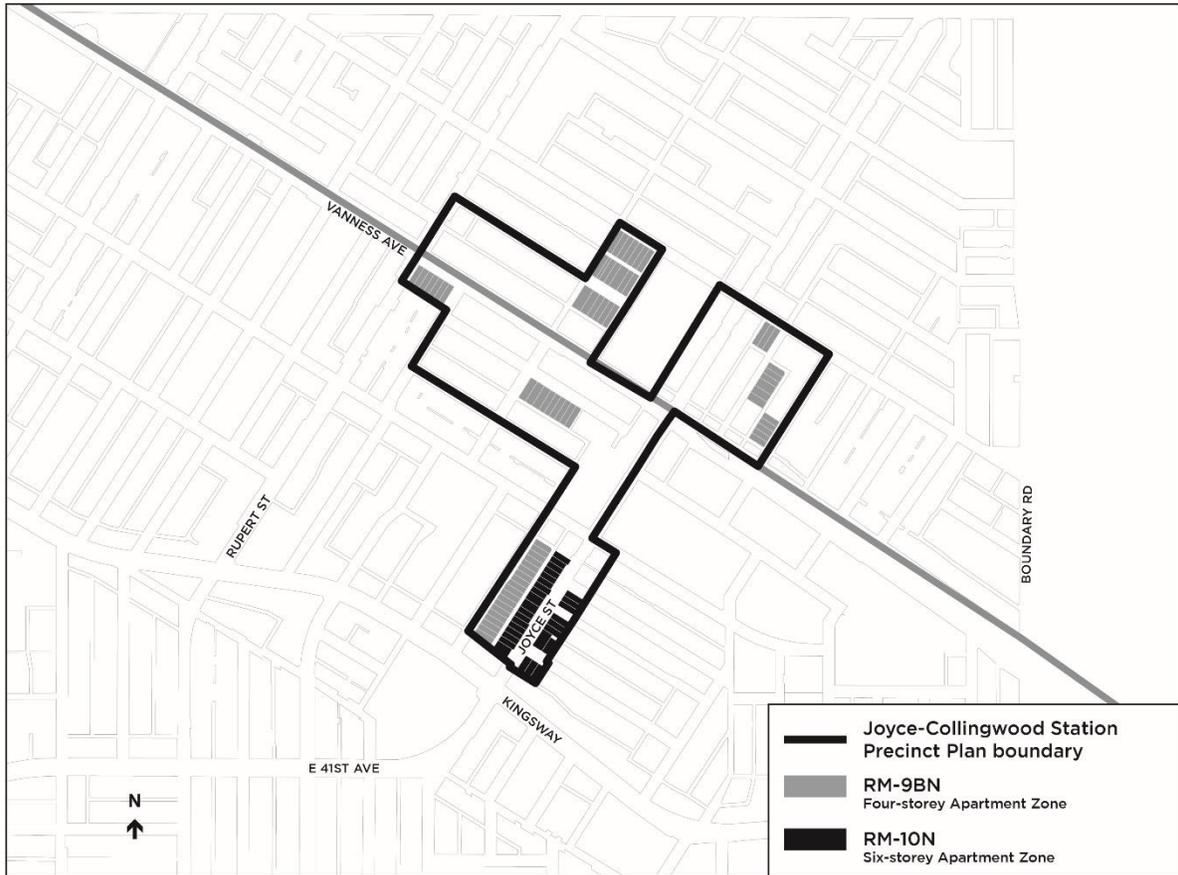
Map 1: Marpole



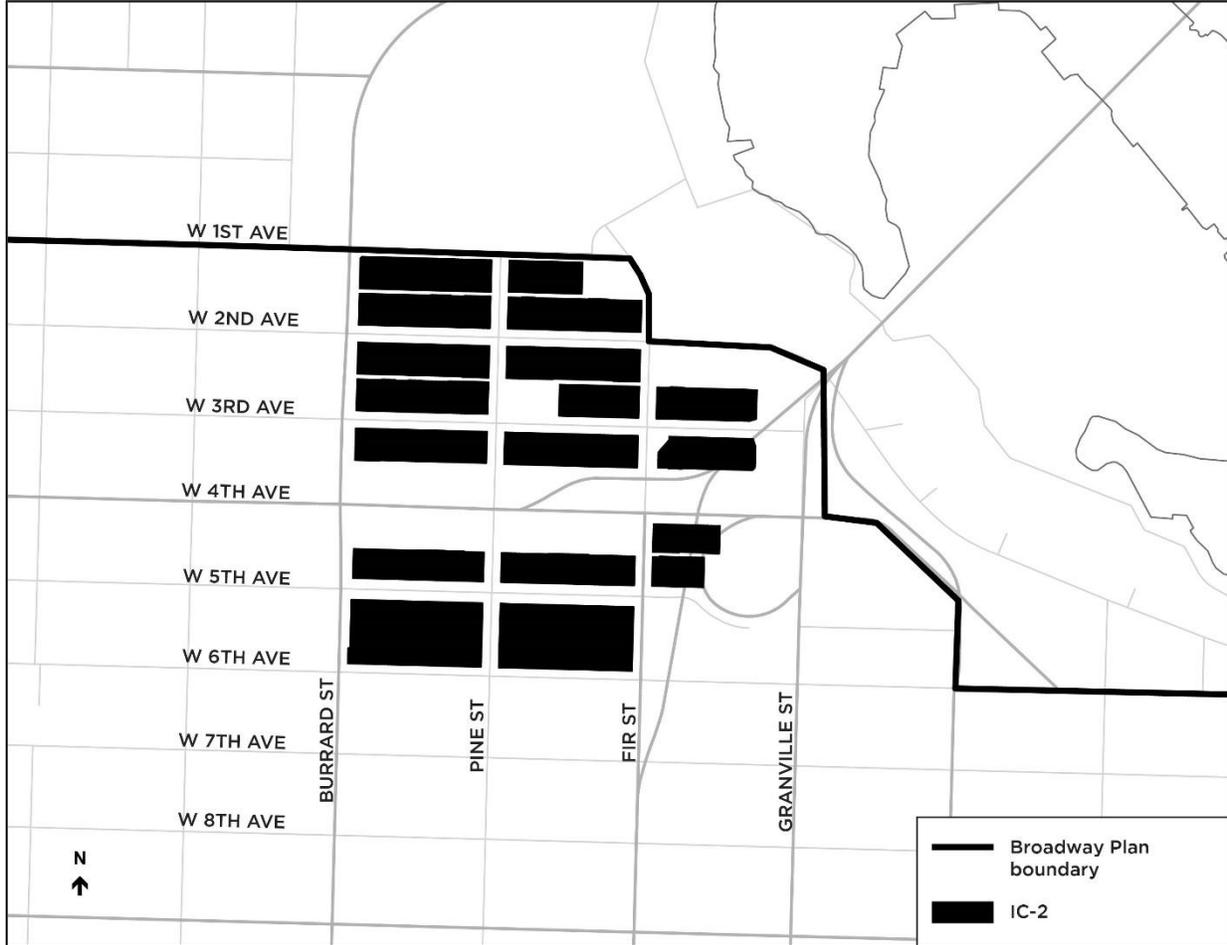
Map 2: Norquay



Map 3: Joyce-Collingwood



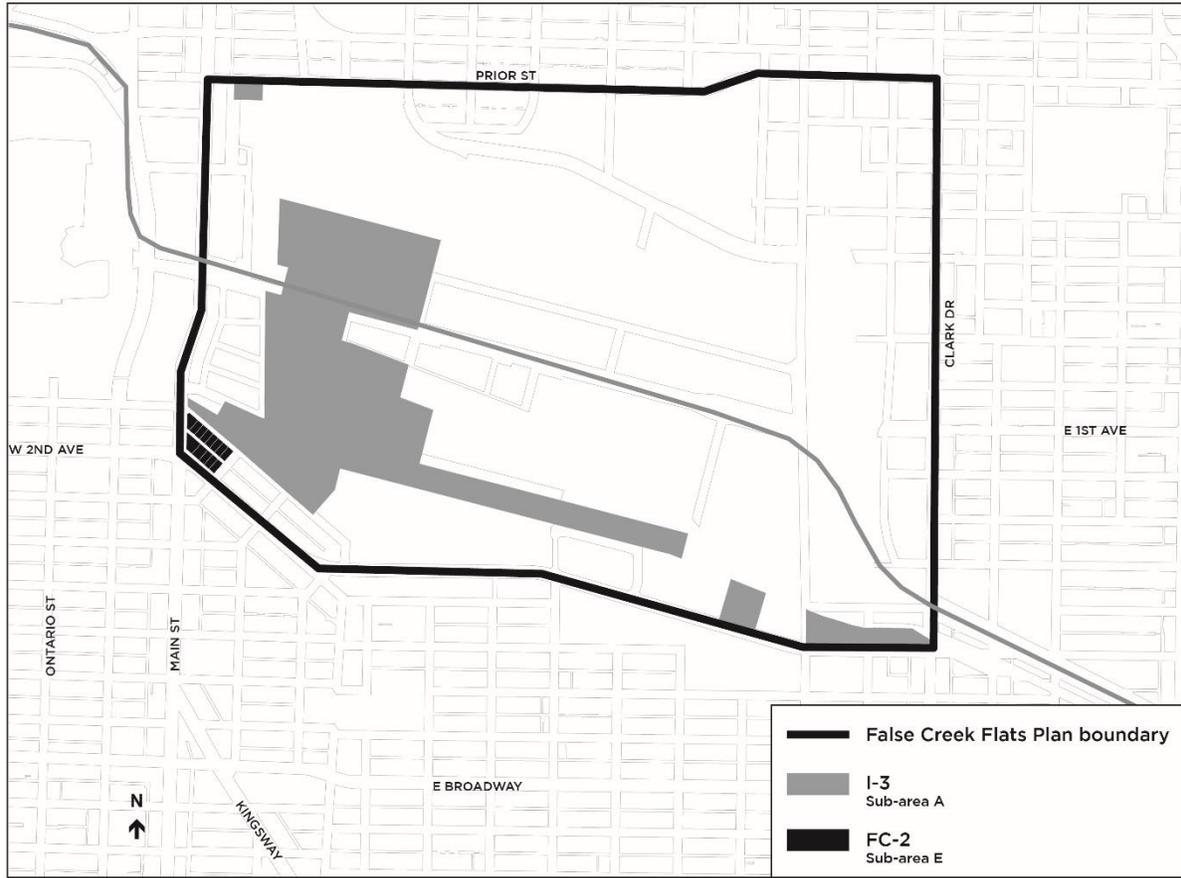
Map 4: Burrard Slopes



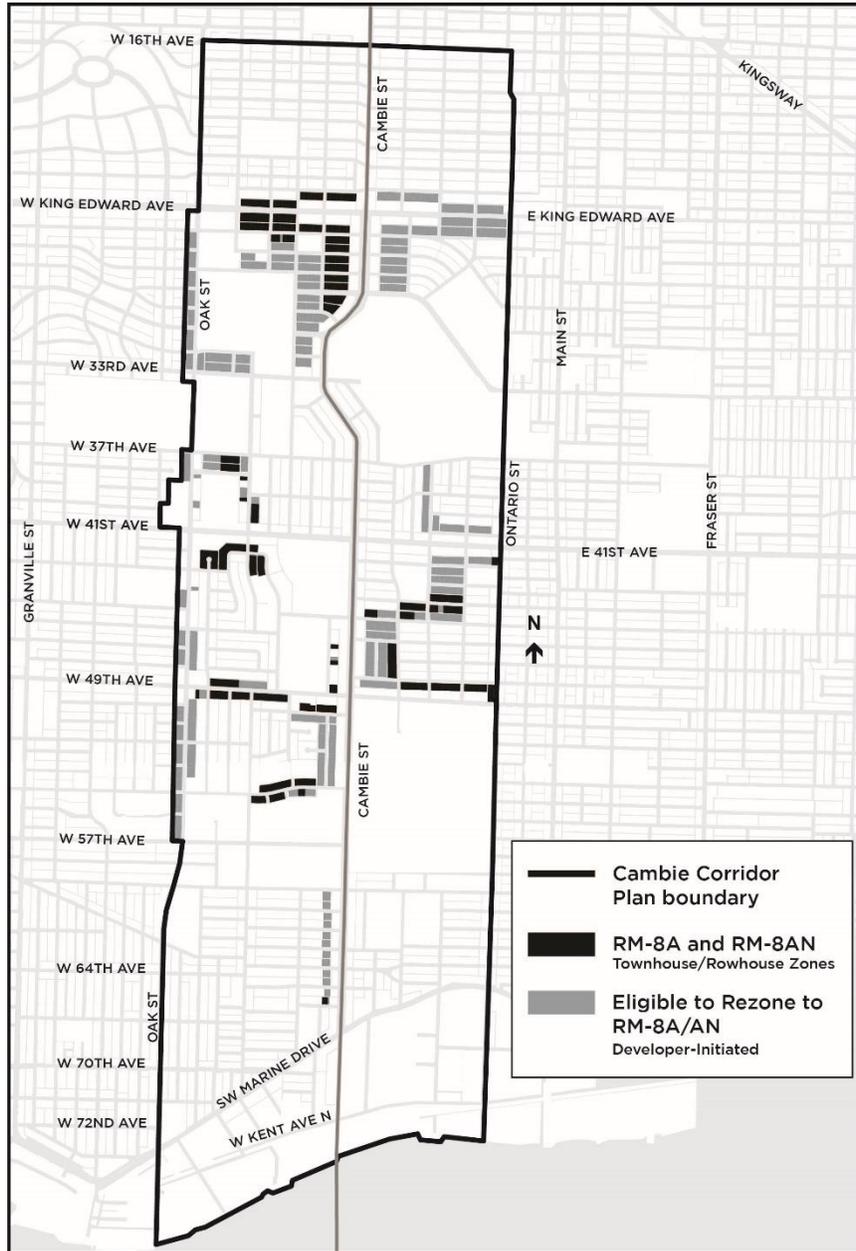
Map 5: Mount Pleasant



Map 6: False Creek Flats

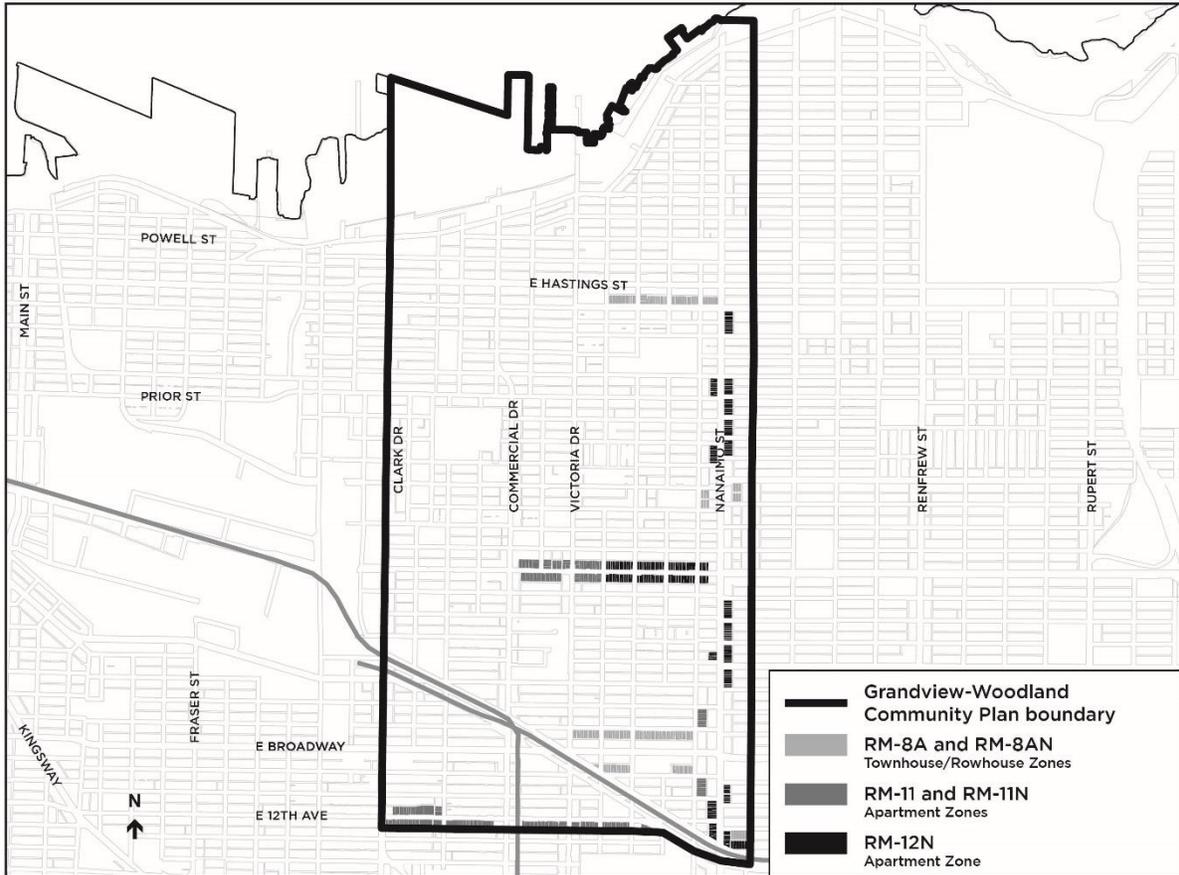


Map 7: Cambie Corridor

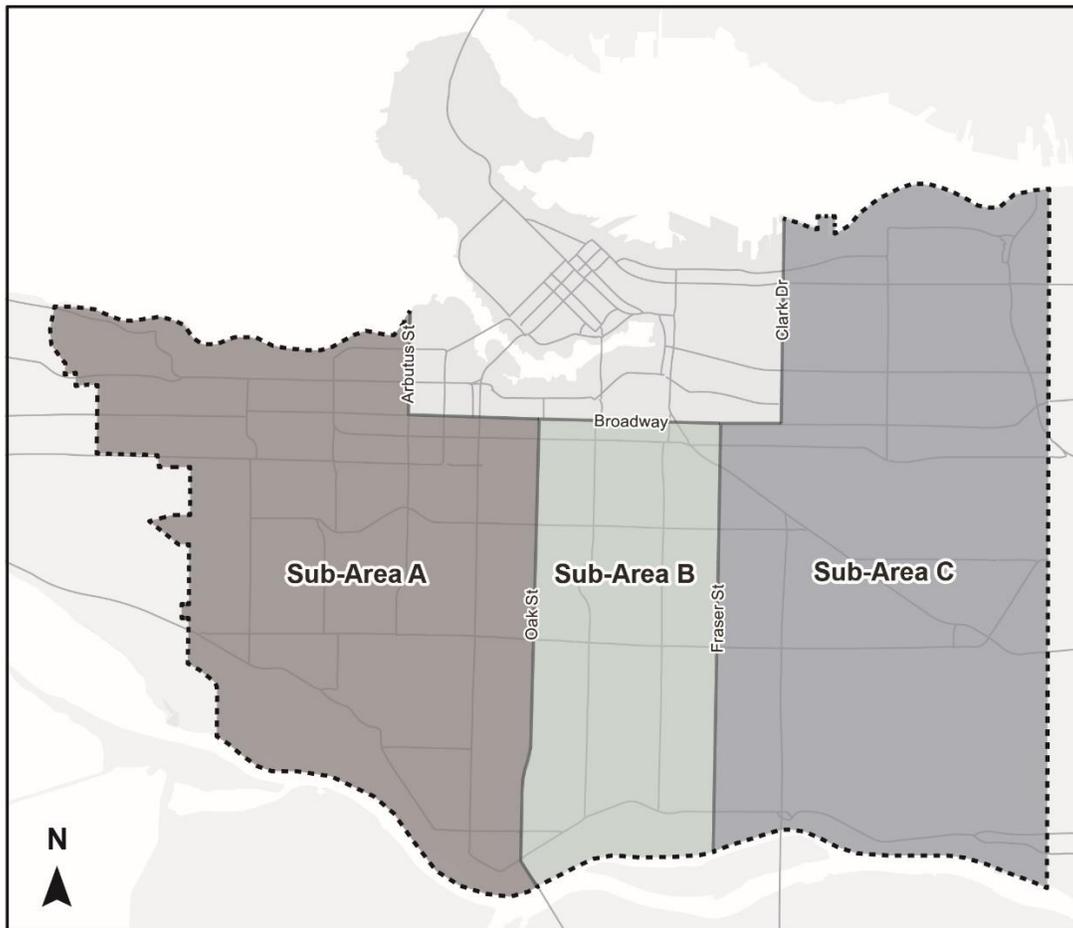


* For more information on developer-initiated rezonings to a RM-8A/RM-8AN, please see the [Apply for a Zoning District Change website](#).

Map 8: Grandview-Woodland



Map 9: City-Wide R1-1 Multiple Dwelling (Multiplex) Density Bonus Contribution Rate Sub-Areas



LEGEND

-  Sub-Area A
-  Sub-Area B
-  Sub-Area C
-  Boundaries of the City

