

SUMMARY AND RECOMMENDATION

2. Recalibration of Density Bonus Contributions

Summary: To adopt the recalibration of four density bonus contribution rates becoming effective September 30, 2023. Also to adopt an exemption for secured market rental development in the RM-10N district schedule and an expanded definition of Amenity and Affordable Housing shares across all density bonus zones effective upon enactment.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Recalibration of Density Bonus Contributions”, dated March 28, 2023, (“Report”), referred to Public Hearing at the Council Meeting of April 11, 2023.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law by changing the Density Bonus Contribution rates as set out in in Appendix A of the Report with rates to be effective September 30, 2023.
- B. THAT Council approve, in principle, the added exemption for secured market rental in the Joyce-Collingwood RM-10N zone as shown in Appendix A of the Report to be effective upon enactment.
- C. THAT Council approve, in principle, a new definition of amenity to include Cultural Facility and Transportation and Public Realm Infrastructure, as well as to standardize eligible amenities and affordable housing across all District Schedule density bonus provisions, as shown in Appendix A of the Report to be effective upon enactment.
- D. THAT Recommendations A to C be adopted on the following conditions:
 - (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[Recalibration of Density Bonus Contributions]