



1.0 Purpose

1.1 The purpose of this policy is to establish Density Bonus Zoning as the primary means of collecting amenity contributions in the Downtown. Density Bonus Zoning allows additional development density, in accordance with the Official Community Plan, in return for a cash contribution to be applied towards community benefits which meet the needs of people living and working in New Westminster.

2.0 Scope

2.1 This policy applies to the Density Bonus Program – Phase 2 and all applications for multiple unit residential or mixed use development within Downtown New Westminster which propose to exceed the maximum permitted base density, or maximum permitted base height.

3.0 Procedures

3.1 Development applications for multiple unit residential or mixed use development within Downtown New Westminster, which propose to exceed the maximum permitted base density, or maximum permitted base height shall rezone to the density bonus zoning districts indicated in the following table:

Official Community Plan Designation	Existing Zoning District	Rezoned to Density Bonus Zoning District
Residential Mid-Rise Apartment; or Residential Tower Apartment	RM-6A	RM-6A(DB)
	RM-6B	RM-6B(DB)
	C-4	RM-6B(DB)
Mixed-Use High Density	C-4	C-4(DB)
	RM-6A or RM-6B	C-4(DB)

3.2 Development shall not exceed the maximum permitted bonus density.

4.0 Exemptions

4.1 The following may be exempted from the policy:

- Development applications using the Heritage Density Transfer System as outlined in the New Westminster Zoning Bylaw;
- Development projects providing secured market rental housing, as outlined in the New Westminster Zoning Bylaw;
- non-market housing units; and

5.0 Collection of Density Bonus Amenity Contributions

5.1 The full amount of Density Bonus Amenity Contributions shall be paid prior to issuance of a Building Permit, as required by the City of New Westminster Zoning Bylaw.

6.0 Allocation of Density Bonus Amenity Contributions

6.1 Density Bonus Amenity Contributions shall be allocated as follows:

Amenity	Density Bonus Amenity Contribution Allocation	Location of Funds
General Amenities	50%	General Amenity Provision Capital Reserve Fund Bylaw No. 7384, 2010
Affordable Housing	30%	Affordable Housing Amenity Provision Capital Reserve Fund Bylaw No. 7383, 2010
Child Care	10%	Child Care Amenity Provision Capital Reserve Fund Bylaw No. 7382, 2010
Public Art	10%	Public Art Capital Reserve Fund Bylaw No. 7608, 2013

7.0 Reporting on Collection and Disbursement of Density Bonus Amenity Contributions

7.1 Staff shall publish, on an annual basis, a report on the collection and disbursement Density Bonus Amenity Contributions.

8.0 Transition Clause

- 8.1 In the interest of providing a temporary transition into the framework outlined by this policy, development applications may elect to either be considered under this policy or be considered under the Voluntary Amenity Contribution system in place at the time this bylaw comes into force.
- 8.2 Should development applications wish to be considered under the existing Voluntary Amenity Contribution system, negotiations may be based on the development potential under the zoning in force prior to the adoption of Bylaw No. 7697, 2014, as demonstrated by the applicant to the satisfaction of the City.
- 8.3 This transition period is temporary and shall only be available as follows:
- Shall only be applicable to formal and complete development applications received within six (6) months of the adoption of Zoning Amendment Bylaw 7697 No. 2014; and
 - Shall only be applicable to formal development applications which are adopted within 18 months of the date of receipt of the formal and complete application.

9.0 Council Discretion

- 9.1 While this policy is intended to establish a framework which would apply to all development applications within the Downtown that are seeking density and height above the base density or base height, it is recognized that there may be unique and exceptional circumstances under which densities and heights above that outlined in this policy may be acceptable.
- 9.2 Development applications for density above the maximum bonus density shall be required to provide a rationale as to why unique and exceptional circumstances warrant additional density. This rationale will be reviewed by staff and Council to determine if it is an appropriate reason to exceed bonus densities.
- 9.3 Development applications for density above the maximum bonus density will be considered by Council under the procedures in the *Guidelines for Staff Evaluation of Voluntary Amenity Contributions*, however the established density bonus rates may be used as a basis for negotiation.

10.0 Effective Date

- 10.1 This policy shall come into force on the date of adoption of Bylaw No. 7697, 2014.