

1. **WITHOUT AN OCP AMENDMENT, DEVELOPMENTS COULD QUALIFY FOR THE FOLLOWING F.A.R. BONUS *WITH A HOUSING AGREEMENT.***

ZONE	BASE F.A.R.	HOUSING AGREEMENT (H.A.) F.A.R.		Parking F.A.R. Bonus	MAX F.A.R.
		F.A.R. BONUS AMOUNT	FAR with H. A.		
RM1	0.6	N/A (no bonus)	N/A	N/A	0.6
RM2	0.5	0.05	0.55	0.08	0.63
RM3	0.5	0.05	0.55	0.2	0.75
RM4	0.65	0.10	0.75	0.2	0.95
RM5	1.1	0.10	1.2	0.2	1.4
RM6	1.5	0.1	1.6	0.2	2.0★

★ - FAR may be increased by 0.1 for each additional 10% increment of open space above 50% of open space (RM6 only).

= OCP Future Land Use Designation Multiple Unit Residential (Low Density)

= OCP Future Land Use Designation Multiple Unit Residential (Medium Density)

= OCP Future Land Use Designation Multiple Unit Residential (High Density)

2. WHERE AN OCP AMENDMENT IS BEING CONSIDERED THE FOLLOWING WOULD APPLY.

ZONES THAT APPLY IF OCP FLU MAP IS AMENDED BY:		
Starting Zone	One Increment	Two Increment
A1	RR1/RR2/RR3	RU1/RU2/RU3/RU4
RR1/RR2/RR3	RU1/RU2/RU3/RU4	RM1/RM2/RM3
RU1/RU2/RU3/RU4	RM1/RM2/RM3	RM4/RM5
RM1/RM2/RM3	RM4/RM5	Not permitted by policy
RM4/RM5	RM6	

- **One Increment Zones** – OCP policy 8.31 is triggered in this situation which states:

8.31 Rezoning to Higher Densities. Consider supporting an OCP amendment and rezoning application for residential densities greater than those provided for on the Generalized Future Land Use Map 19.1 where a portion of the proposed units are available for affordable, special needs or rental housing identified to be in short supply (guaranteed through a Housing Agreement). To mitigate the neighbourhood impact of higher densities, it is important that: ...

This policy only indicates “*where a portion of the proposed units are available...*”. Therefore, without the benefit of any further policy direction the Planning Department typically requires that of the bonus achieved through an OCP amendment, 50% of the bonus should be made available for Affordable Housing through a Housing Agreement.

- **Two Increment Zones** – OCP policy 8.32 is triggered in this situation which states:

8.32 Higher Density for Affordable Housing. Consider support for development of land involving an OCP amendment to increase the density by no more than two increments to a maximum density designation of Multiple Unit Residential (Medium Density) for proposals where 75% of the housing meets the City's definition of affordable housing and/or core needs housing as defined in the OCP (8.1.16 & 8.1.17). The development must meet the following conditions: ...