



Council Member Motion

For the Committee of the Whole meeting of November 15th 2018

Date: November 8, 2018 **From:** Mayor Helps and Councillor Alto
Subject: Bonus Density Above OCP and Affordable Housing

Background

At the Committee of the Whole meeting of November 8 2018, in the midst of a discussion of an immediate but interim approach to inclusionary housing, the Mayor gave notice of motion with regard to considering densities above the Official Community Plan in order to provide incentives and to secure more and/or deeper affordability.

Reviewing past decisions of Council it has become clear that the current policy says that "Projects in the Core Business and Core Residential areas which include on-site nonmarket housing may be considered for up to 10% additional density above the maximum indicated." (See attached Bonus Density Policy).

With respect to the development of a *new* policy, at a March 8 2018 Committee of the Whole meeting it was moved that Council direct staff, as part of a strategic approach to the creation of a new Inclusionary Housing and Density Bonus Policy, to "Develop a framework for consideration of higher densities above those envisioned in the Official Community Plan in support of affordable housing goals." This motion was defeated on a four-four tie. (See attached Committee minutes).

It appears that staff, the development community and council considered the March 8 2018 motion as a commentary on the existing policy and since that time negotiations with developers about densities above the OCP in exchange for affordable housing have not happened.

Given that we are in an interim period where Council is requesting affordability in all new strata projects while we work collaboratively to develop a balanced and effective policy, it is important that this interim period also provide incentives.

Recommendation

That as an interim measure until the final policy is adopted, Council directs staff to encourage proponents of strata projects to consider densities up to 10% in excess of OCP densities, in all areas of the city, in exchange for affordable units.

Respectfully Submitted,

Handwritten signature of Mayor Helps.

Mayor Helps

Handwritten signature of Councillor Alto.

Councillor Alto