



POLICY

POLICY NO: 609

APPROVAL DATE: August 27, 2007

TITLE: Density Bonusing

REVISION DATE:

SECTION: Land, Roads and Buildings

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DEPARTMENT: Development Services

POLICY STATEMENT

The purpose of this policy is to encourage the development of affordable housing in all neighbourhoods and developments through the use of a Density Bonusing program.

REASON FOR POLICY

The City of Grande Prairie acknowledges that every member of our community needs a place to live and that for some members of our community safe, adequate, affordable housing may be unattainable. The City supports the provision of affordable housing in all neighbourhoods, and encourages all developments to contain affordable residential units.

DEFINITIONS

Affordable Housing is housing that is offered for sale or rent with a purchase price or monthly rental price that is 80% of market value for a similar housing unit.

Affordable Housing Units are the individual affordable housing living units. A unit shall consist of a minimum of a living area, kitchen, bathroom and any number of bedrooms.

Rental Units are affordable housing units that are offered for rent or lease on a weekly, monthly, yearly basis, or some other period of time as determined between the tenant and the landlord. The unit shall be designed in such a manner so that the rent paid is no more than 80% or less of the CMHC average market rent for rental housing in Grande Prairie for a unit with a similar number of bedrooms.

Purchase Units are affordable housing units that are offered for sale. The unit shall be designed in a manner so that sale price of the unit is 80% of the average sale price of a house in Grande Prairie with a similar number of bedrooms.

Single-family development means a development that consists of single-family housing where each house holds title to the lot it is constructed on. The housing types usually consist of, but are not limited to, single detached, semi-detached, and row-house style housing.

Multi-family development means a development that consists of multi-family housing where there are multiple housing units on one lot. The housing forms usually consist of, but are not limited to, multi-attached and apartment buildings.

CRITERIA

1. Affordable units shall be defined as units that are targeted towards persons or families who earn 65% or less of Grande Prairie's median income.
 - a) The units shall be designated as affordable for a period of twenty (20) years.
 - b) This requirement shall be registered as a covenant on title of the effected property.
2. The developer of a single-family development may exceed the density allowed for their development under the Land Use Bylaw (C-1100) by up to twenty percent (20%) provided that:
 - a) 10% of the total number of units in the single-family development is designated as affordable housing units.
 - b) The method of increasing density for the development shall be determined at the Outline Plan stage and may be either through, but not limited to, increased height, increased lot coverage, or reduced setback requirements, reduced lot standards and/or any other acceptable variance as determined by the development authority.
 - c) The specific location of the affordable units will be designated by the developer at the outline plan stage of development.
 - d) If the development is part of a larger phased development, the developer may defer the 10% requirement to later phases.
 - i) Notwithstanding the requirement in section 2a, the lots designated as affordable units must be subdivided prior to $\frac{3}{4}$ of the total plan being developed.
 - e) Affordable units must be indistinguishable in design and materials from the market-rate units from the outside.
 - f) The units shall be designated as affordable for a period of twenty (20) years, during which time should the original occupant move, the city maintains the right of first refusal to purchase the property to ensure it can be re-sold to an affordable housing family. This requirement and the other provisions regarding affordability shall be registered on the title on the affected lots.
3. The developer of a multi-family development may exceed the allowable density of a multi-family parcel, under the Land Use Bylaw (C-1100), by up to 20% provided that 10% of the total number of housing units are designated as affordable units.

- a) The method of increasing density for the parcel may be through, but is not limited to, increased height, increased lot coverage, reduced setback requirements and/or any other acceptable variance as determined by the development authority.
 - b) Affordable units must be indistinguishable from market-rate units from the outside and must reflect the same proportion of number of bedrooms found in the market rate units.
 - c) If the development is part of a larger phased development, the developer may defer the 10% affordable housing requirement to later phases.
 - i) Notwithstanding the requirement in section 2b, the units designated as affordable units must be developed prior to $\frac{3}{4}$ of the total development being developed.
 - d) The affordable housing units shall be designated as affordable for a period of twenty (20) years. This requirement and the other provisions regarding affordability shall be registered on the title of the affected lots.
 - e) The location and all conditions on the affordable housing units shall be included in the development permit.
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RESPONSIBILITIES

City Administration

It is hereby City administration's responsibility to carry out this policy and to encourage its use in all neighbourhoods and all new housing developments.

City Council

City Council's responsibility is to approve this Policy.