



CENTRE PLAN - DOWNTOWN DARTMOUTH

DENSITY BONUS

What?

A voluntary option enabled in the planning documents that allows for an increase in gross floor area, up to a prescribed maximum, in exchange for set public benefits that contribute to the livability and inclusiveness of the neighbourhood.

Why?

Larger developments can place demands on existing neighbourhood amenities. Density bonusing provides benefits that are connected to the development and will improve the public realm and livability of the area. They must support the local context.

How?

As part of a Site Plan Approval, applicants apply for a bonus zoning agreement and provide a public benefit as part of the site plan approval process. There is a mandatory inclusion of affordable housing for 75% of the required bonus, except for registered heritage properties.

The required value of public benefits will be based on updated local land values. A Development Officer will be able to approve the density bonus agreement.

The list of public benefits includes:

- » affordable housing units in the development;
- » conservation of a registered heritage building;
- » publicly accessible space;
- » affordable community or cultural indoor space;
- » public art;
- » cash-in-lieu where none of the above are appropriate or possible.

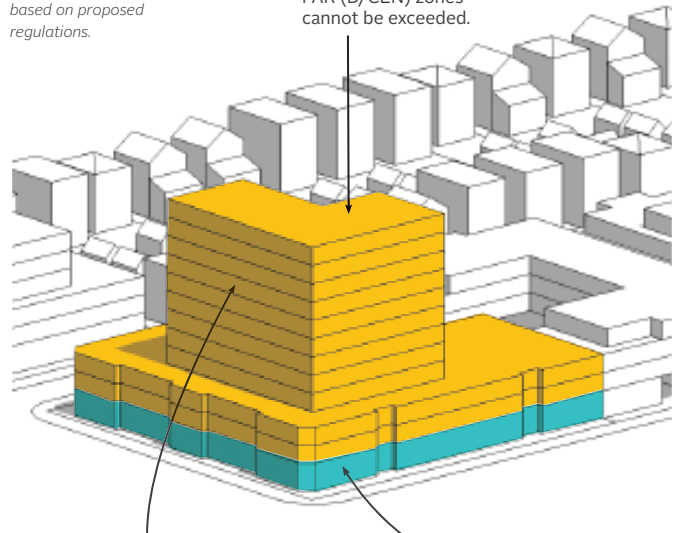
Where?

For developments that exceed 2,000 sq. m in floor area, on land zoned D, COR, HR-2 and HR-1 under the Land Use By-law.

EXAMPLE SITE

Sample development based on proposed regulations.

Maximum Height for (COR/HR) and Maximum FAR (D/CEN) zones cannot be exceeded.



Bonus built form for remaining floor area up to maximum permitted FAR or height. Post-bonus floor area is subject to bonusing at 20% rate.

Maximum building dimensions up to 2,000 sq. m.

ZONE	D (Downtown)
SITE SIZE	3264 sq.m
MAXIMUM HEIGHT	no requirement
BUILDING FOOTPRINT	2833 sq.m (this example)
MAXIMUM DENSITY	5.5 FAR
MAXIMUM BUILDABLE SQUARE AREA PRE-BONUS	2000 sq.m
MAXIMUM BUILDABLE SQUARE AREA POST-BONUS	$3264 \times 5.5 \text{ FAR} = 17,952 \text{ sq.m}$
SQUARE AREA REQUIRING BONUS	$(17,952 \text{ sq. m} - 2,000 \text{ sq. m}) \times 0.20 = 3,190 \text{ sq. m}$
BONUS RATE	\$161/square metre
TOTAL BONUS VALUE	\$513,590