



# City of Vancouver *Land Use and Development Policies and Guidelines*

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## **TRANSFER OF DENSITY POLICY AND PROCEDURE**

*Adopted by City Council on January 25, 1983*

*Amended September 11, 1984, July 7, 1987, July 30, 1991, September 2, 1993,*

*December 8, 1994, April 2, 1996, July 29, 1997, August 1, 2002, July 20, 2010, April 19, 2011 and September 25, 2013*

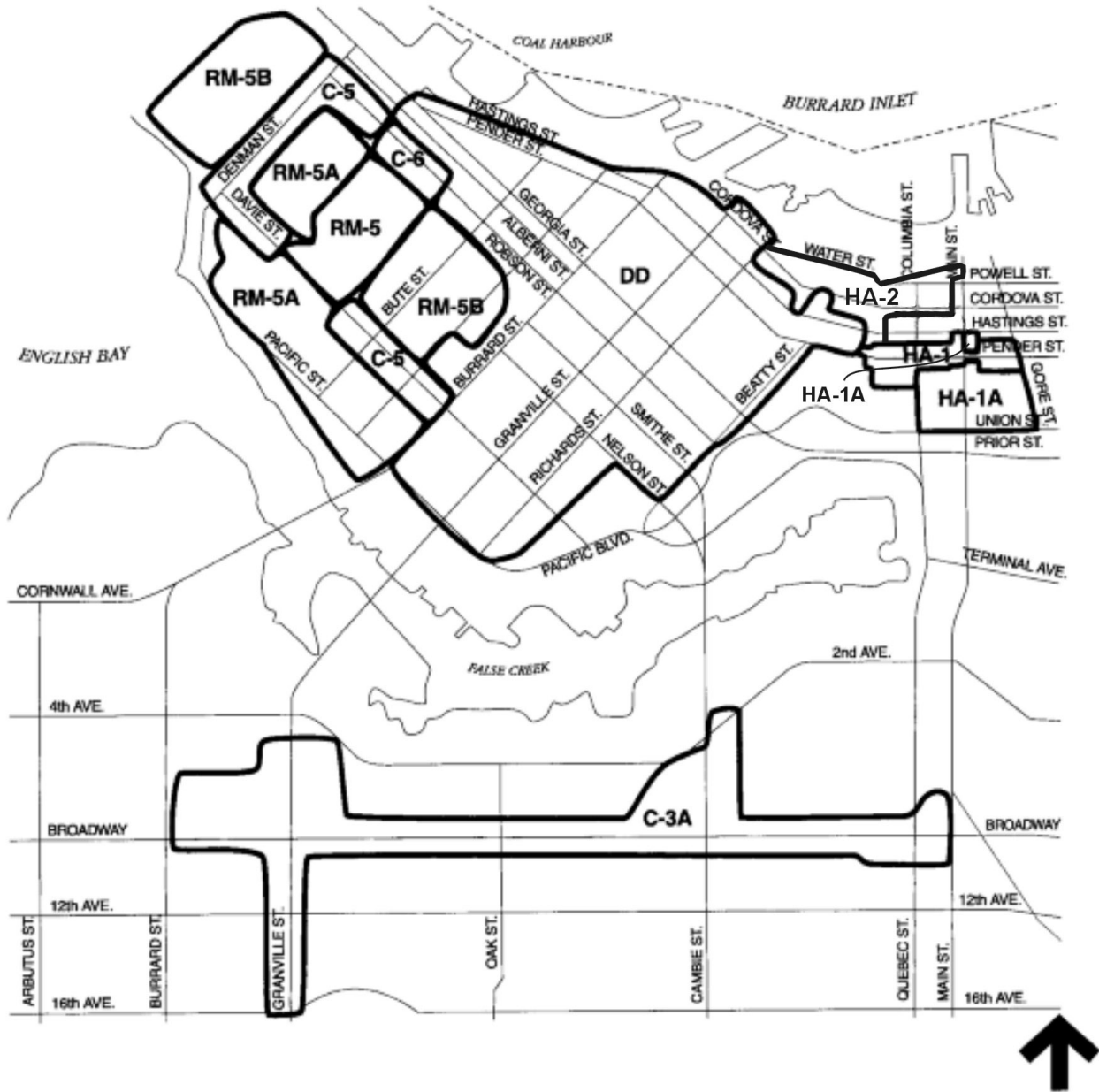
Rezoning applications, or Heritage Revitalization Agreements in the case of (1) below, which involve the transfer of density from one site to another site will be considered, provided that such a transfer will assist in achieving one or more of the following public objectives:

- (1) To preserve heritage buildings or site, listed on the Vancouver Heritage Register, particularly where it is demonstrated that residual and/or bonus density required for the buildings' rehabilitation cannot be used on the heritage site;
- (2) To create desirable public open space or park land;
- (3) To facilitate development in areas with mixed use zoning;
- (4) To achieve and improve urban design;
- (5) To help implement Council-approved view protection policy in Downtown South;
- (6) To help protect existing Single Room Occupancy Stock in Downtown South;
- (7) And provided further, that the following limitations are respected:
  - (a) Except for heritage sites as defined in (b), the sites are not separated by a zoning boundary or use, density or height district boundary in an Official Development Plan, unless the sites involved are both within the same block; or the donor site is in the 800-1200 blocks of Granville Street and the recipient site is in Downtown South;
  - (b) Transfer of density may be considered for approval through:
    - (i) CD-1 rezonings on a city-wide basis (approved by City Council); or
    - (ii) for increases of up to ten percent over the permitted floor space, by the Development Permit Board involving heritage sites located within and between the various zones of the Central Area including: Downtown District ODP, RM-5, RM-5A, RM-5B, C-3A, C-5, C-6, HA-1, HA-1A, HA-2 and CD-1, except that no heritage density may be transferred onto sites located in the HA-1 and HA-2 Districts;
  - (c) Sites located within the Southeast False Creek Official Development Plan boundary (SEFC) may receive transferable density from sites located outside SEFC, subject to approval of Council (Note: transferable density may not be transferred from inside SEFC onto any site located outside of SEFC);
  - (d) If the objective to be served is (4) urban design, the sites are within the same block or separated only by a single street;
  - (e) The aggregate development potential for the sites remains unchanged by the transfer;
  - (f) The aggregate development potential for any specific use remains unchanged by the transfer;
  - (g) No bonuses for public, social or recreational facilities are transferred;
  - (h) Except for transfers involving heritage sites, no more than two sites are involved in any transfer and a site is not involved in more than one transfer;

- (i) The proposal has been demonstrated to further the intent of Council's policies and regulations for the area; and
- (j) Heritage bonuses may be transferred if Council has previously decided under its heritage bonus policy that all or part of the bonus density cannot be used on the heritage site without undue impact on the character and context of the preserved building, or without an unacceptable impact on surrounding properties.

The following procedure is to be followed in applying the density transfer policy:

- (1) For transfers to achieve heritage objectives:
  - (i) Heritage features to be preserved on the donor site shall be defined by the Director of Planning or the Development Permit Board on the advice of the Vancouver Heritage Commission;
  - (ii) Residual (and bonus) density may be held on a heritage donor site through the use of a development limitation covenant which shall be amended as density is disbursed and ultimately discharged when all density is transferred;
  - (iii) Preference will be given to proposals which use heritage buildings for cultural, social, recreational and educational uses, especially when that use is historically associated with the building;
  - (iv) For any site located within the HA-1, HA-1A or HA-2 District, where a development application is submitted to establish density available for transfer to another site, Council approval for the creation of the transferable density will be required as a condition of development permit issuance, although rezoning of the donor site is not required;
  - (v) Within the Central Area as defined in (b) above, the following steps (2) to (8) involve either the rezoning or the establishment of a Heritage Revitalization Agreement on the heritage donor site only; the receiver site is approved by the Development Permit Board;
  - (vi) Density on receiver sites shall be sensitive to the impact of additional density on shadowing, floor plate shape and size, height and view corridors; and
  - (vii) The following shall be excluded as receiver sites within the Central Area [as defined in (b)]:
    - sites already receiving a 15 percent hotel bonus;
    - sites already receiving a heritage density bonus;
    - sites containing a single room occupancy (SRO) hotel, unless arrangements are made to secure or replace units; and
    - sites zoned CD-1, unless a provision is included in the CD-1 by-law.
- (2) Developer reviews his proposals with the Director of Planning.
- (3) Developer makes formal application for rezoning or enters into negotiations for a Heritage Revitalization Agreement, with appropriate supporting material to indicate details of and rationale for the proposal and analysis of relevant impacts. In the case of a rezoning, the Director of Planning may require that the developer concurrently file a preliminary development permit application.
- (4) Director of Planning coordinates staff review of proposal in consultation with Engineering, Social Planning, Park Board staff as required, including whatever public review process he deems appropriate to the specific proposal, and may include consideration of a preliminary development permit application by the Development Permit Board and the Urban Design Panel.
- (5) Council considers the proposal and staff review at Public Hearing and gives decision.
- (6) Appropriate legal agreements are drawn up according to recommendations in staff review of proposal.
- (7) In the case of rezoning, Council enacts by-law.
- (8) In the case of rezoning, Development permit application process is followed as in CD-1 development sites.



**Transfer of Density Areas\* for Heritage Preservation**

- \* incorporating CD-1 zoned sites within the area boundaries
- \*\* heritage density may be transferred away from but not into the HA-1 and HA-2 Districts.