

Density Bonus Reserve Fund Establishment

David Hawkins, Senior Manager, Community Planning and Sustainability
Council Meeting, June 8, 2026

Legislative requirement

- Bill 16 (Housing Statutes Amendment Act) amended the LGA in 2024
- Monies collected through “density bonus” zoning provisions must be deposited in a separate statutory reserve fund
- New “Density Bonus Reserve Fund” must be established by June 30, 2026
- “Density bonus” refers to fixed dollar per sq ft rates for residential floor area established in area-wide zoning schedules
- In WV, these zones are AC (Ambleside) and RG (Horseshoe Bay)

Administrative change only

- No change to either the allowed residential floor area or sq ft dollar rate in AC or RG zones (i.e. this is not a Zoning Bylaw amendment)
- Monies collected through these existing, unchanged zones would be transferred / deposited to the new Reserve
- No additional restrictions on Council's use of these collected monies
- Does not alter WV's ability to consider CACs proposed in site-specific rezonings
- Collection, depositing and use of any such CACs remains unchanged

Recommendation

THAT proposed “Density Bonus Reserve Fund Bylaw No. 5453, 2026” be read a first, second and third time.