

Attachment P: Density Bonusing Examples

The following examples of developments illustrate the potential additional floor area over 2,000 square metres, and the potential value of public benefits based on the proposed density bonusing program in the Regional Centre Plan. The parcels chosen for the examples are real, and the calculations are based on the proposed Regional Centre Land Use By-law.

The examples located in the Centre Designation assume the FAR is maximized. The example located in the HR Designation assumes a maximized building envelope as well.

For each type of development, sample calculation is provided for four out of the seven proposed Density Bonusing Districts. The rates are based on 60% of average land values in each district.

Table 1: Example Developments for Density Bonusing				
	Designation	FAR	Lot Size	Total Floor Area
Mid-Rise	Centre	3.5	1,462 square metres	5,119 square metres
Tall Mid-Rise	Higher Order Residential	n/a	2,322 square metres	8,462 square metres
High-Rise	Centre	8	2,406 square metres	19,248 square metres

Table 2: Potential Public Benefits - Mid-Rise Example			
Bonus Rate District	Bonus Rate (2019)	Floor Area subject to Bonusing	Public Benefit (\$CAD)
South End Halifax	\$258	623 square metres (5,119 sm – 2,000 sm) * 0.2	\$160,734
North End Halifax	\$180		\$112,140
Woodside	\$66		\$41,118
Downtown Dartmouth, Mic Mac, Penhorn	\$144		\$89,712

Table 3: Potential Public Benefits - Tall Mid-Rise Example			
Bonus Rate District	Bonus Rate (2019)	Floor Area subject to Bonusing	Public Benefit (\$CAD)
South End Halifax	\$258	1,292 square metres (8,462 sm – 2,000 sm) * 0.2	\$333,439
North End Halifax	\$180		\$232,560
Woodside	\$66		\$85,272
Downtown Dartmouth, Mic Mac, Penhorn	\$144		\$186,048

Table 4: Potential Public Benefits - High-Rise Example

Bonus Rate District	Bonus Rate (2019)	Floor Area subject to Bonusing	Public Benefit (\$CAD)
South End Halifax	\$258	3,449 square metres	\$889,996
North End Halifax	\$180		\$620,820
Woodside	\$66		\$227,634
Downtown Dartmouth, Mic Mac, Penhorn	\$144	(19,248 – 2,000 sm) * 0.2	\$496,656