

Density Bonus Rate Schedule (2025/2026)

Effective Dates: February 1, 2026 to April, 30 2026

Review Dates: February 1, May 1, August 1, and November 1

Neighbourhood/Area	OCP Land Use Designation	Zone Designation	Zone Name	Bonus Density Rate/ Buildable Square Foot (BASE)
City Centre	Downtown Core	C-7	High Density Commercial	\$170
	City Centre Commercial	C-7	High Density Commercial	\$170
	High Density Apartment Residential	RM-6	Multi-Storey High Density Apartment Residential	\$155
		RM-5	Multi-Storey High Density Apartment Residential	\$155
		RM-4	Multi-Storey High Density Apartment Residential	\$155
Burquitlam - Lougheed	Transit Village Commercial	C-7	High Density Commercial	\$170
		RM-6	Multi-Storey High Density Apartment Residential	\$155
		RM-5	Multi-Storey High Density Apartment Residential	\$155
	Neighbourhood Centre	C-5	Community Commercial	\$155
		RM-4	Multi-Storey High Density Apartment Residential	\$155
	High Density Apartment Residential	RM-6	Multi-Storey High Density Apartment Residential	\$155
		RM-5	Multi-Storey High Density Apartment Residential	\$155
		RM-4	Multi-Storey High Density Apartment Residential	\$155
Austin Heights	Neighbourhood Centre	C-5	Community Commercial	\$130
Maillardville	Neighbourhood Centre	C-5	Community Commercial	\$130
Burke Mountain	Neighbourhood Centre	C-5	Community Commercial	\$130
		RM-4	Multi-Storey High Density Apartment Residential	\$155