LEGACY Density Bonus Rate Schedule (2026)

Effective Dates: August 1, 2026 to October 31, 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	$150
	City Centre Commercial	C-7	High Density Commercial	$150
	High Density Apartment Residential	RM-6	Multi-Storey High Density Apartment Residential	$150
		RM-5	Multi-Storey High Density Apartment Residential	$150
		RM-4	Multi-Storey High Density Apartment Residential	$150
Burquitlam – Lougheed	Transit Village Commercial	C-7	High Density Commercial	$150
		RM-6	Multi-Storey High Density Apartment Residential	$150
		RM-5	Multi-Storey High Density Apartment Residential	$150
	Neighbourhood Centre	C-5	Community Commercial	$150
		RM-4	Multi-Storey High Density Apartment Residential	$150
	High Density Apartment Residential	RM-6	Multi-Storey High Density Apartment Residential	$150
		RM-5	Multi-Storey High Density Apartment Residential	$150
		RM-4	Multi-Storey High Density Apartment Residential	$150
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	$130

***Density Bonus Rates only applicable to those developments that are in the Legacy Density Bonus Program.**
Please contact Planning and Development for more information.