

BY-LAW NO. \_\_\_\_\_

A By-law to amend the Zoning and Development By-law  
Regarding Affordable Housing and Amenity Share Costs and Schedule F

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Zoning and Development By-law.
2. Council strikes out Schedule "F" of the By-law and replaces it with the Schedule "F" attached to this by-law as Schedule "A".
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

Schedule A

**Schedule F  
Affordable Housing and Amenity Share Cost Schedule**

Zoning District	Affordable Housing Share Cost	Amenity Share Cost
RM-8 and RM-8/N (Marpole)	\$130.24 per m <sup>2</sup> (0.75 to 1.2 FSR)	\$130.24 per m <sup>2</sup> (0.75 to 1.2 FSR)
RM-9 and RM-9N (Marpole)	\$130.24 per m <sup>2</sup> (to a maximum FSR of 1.20); and \$716.02 per m <sup>2</sup> ( for any increase in FSR above 1.20)	\$130.24 per m <sup>2</sup> (to a maximum FSR of 1.20); and \$716.02 per m <sup>2</sup> ( for any increase in FSR above 1.20)
RM-9A and RM-9A/N (Norquay)	\$200.15 per m <sup>2</sup>	\$200.15 per m <sup>2</sup>
RM-9BN (Joyce-Collingwood Apartment)	\$36.13 per m <sup>2</sup>	\$36.13 per m <sup>2</sup>
I-1A (Mount Pleasant)	-	\$64.58 per m <sup>2</sup>
I-1B (Mount Pleasant)	-	Level 1 - \$65.58 per m <sup>2</sup> (to a max FSR of 5.0 above 3.0 FSR)  Level 2 - \$462.85 per m <sup>2</sup> (to a max FSR of 6.0 above 5.0 FSR)

In May 2016, Council adopted the DCL annual inflationary rate adjustment system for making annual adjustments to Amenity Share Contributions (Density Bonus Contributions). The annual inflation index is based on a blend of annual property value inflation (BC assessment net property values for the City of Vancouver) and annual construction cost inflation (Statistics Canada non-residential construction price index for Vancouver) and calculated using public, third-party data. The formula used to calculate the inflationary rate adjustment is as follows:

**ANNUAL INFLATION ADJUSTMENT OF AMENITY SHARE COST AND AFFORDABLE HOUSING SHARE COST = (ANNUAL CONSTRUCTION INFLATION x 0.75) + (ANNUAL PROPERTY VALUE INFLATION x 0.25)**

Rates are adjusted in accordance with this formula annually. The rate adjustment will be presented in a Report to Council every July, with new rates effective and enforceable on September 30 of every year. To view the Council adopted inflation index, refer to the City website at: <http://vancouver.ca/home-property-development/annual-inflation-index.aspx>.