

EXPLANATION

2018 Real Property Tax Interest on Arrears

The attached By-law will implement Council's resolution of September 20, 2017 to set the interest rate for delinquent real property taxes for 2018 at 6.95%.

Director of Legal Services
September 20, 2017

112

BY-LAW NO. _____

**A By-law to provide for the imposition of interest
on delinquent property taxes for 2018**

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

1. The name of this By-law, for citation, is the "2018 Real Property Tax Interest By-law".
2. All real property taxes that are or become delinquent after December 31, 2017, are to bear interest at the rate of 6.95% per annum compounded annually.
3. 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

EXPLANATION

**A By-law to amend
Zoning and Development By-law No. 3575
regarding relaxations for low cost housing
for persons receiving assistance**

Following the Public Hearing on September 19, 2017, Council resolved to amend the Zoning and Development By-law regarding relaxations for low cost housing for persons receiving assistance. The Director of Planning has advised that enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 20, 2017

H.C.

Zoning & Development By-law
amending by-law authorizing
relaxations for low cost housing
for persons receiving assistance

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
regarding relaxations for low cost housing
for persons receiving assistance

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

- 1. This by-law amends the indicated provisions of By-law No. 3575.
- 2. Under Section 3.2 Relaxation, Council strikes out subsection 3.2.9 and substitutes:

“3.2.9 The Director of Planning or the Development Permit Board may relax the provisions of this by-law where the proposed development makes provision for low cost housing for persons receiving assistance, if the Director of Planning or the Development Permit Board first considers:

- (a) all applicable Council policies and guidelines;
- (b) the impact on the liveability of neighbouring residents; and
- (c) the proposed development is not in the RS-1, RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-4, RS-5, RS-6, RS-7, RT-1, RT-4, RT-7, RT-9, RT-10 or RT-11 zoning district or in any other zoning district that permits one family dwellings and does not permit multiple dwellings.

For the purposes of this section, low cost housing for persons receiving assistance means social housing, except that 70% of the dwelling units must be occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and must be rented at rates no higher than the shelter component of Income Assistance, and the remainder of the dwelling units must be occupied by households with incomes below housing income limits, as set out in the current ‘Housing Income Limits’ table published by the British Columbia Housing Management Commission, or equivalent publication.

- 3.2.10 The authority of the Director of Planning or the Development Permit Board to relax any provision of this by-law pursuant to this section 3.2 includes the authority to impose conditions, including but not limited to time limitations.”

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

EXPLANATION

**A By-law to amend
Zoning and Development By-law No. 3575
regarding Character Houses,
Multiple Conversion Dwellings and Infill Dwellings
in RS zoning districts**

Following the Public Hearing on September 19, 2017, Council resolved to amend the Zoning and Development By-law regarding Character Houses, Multiple Conversion Dwellings and Infill Dwellings in RS zoning districts. The Director of Planning has advised that enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 20, 2017

Amendments regarding
Character Houses,
Multiple Conversion Dwellings
and Infill Dwellings

He.

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
regarding Character Houses,
Multiple Conversion Dwellings and Infill Dwellings
in RS zoning districts

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

1. This by-law amends the indicated provisions of By-law No. 3575.
2. In Section 2, in alphabetical order, Council adds the following definition:

“**Character House** means an existing building that, in the opinion of the Director of Planning, has sufficient heritage character to justify its conservation.”
3. In Section 3, Council re-numbers sections 3.2.6, 3.2.7, 3.2.8, 3.2.9 and 3.2.10, as 3.2.7, 3.2.8, 3.2.9, 3.2.10 and 3.2.11 respectively, and adds in chronological order:

“3.2.6 The Director of Planning is authorized to determine whether or not a building is a character house and, in making that determination, may consider the age and architectural form and style of the building, in accordance with all applicable Council policies and guidelines.”
4. In Section 11, at the end, Council adds:

“**11.32 Character House**

11.32.1 The Director of Planning may permit more than one entrance facing a front yard or a side yard if the entrances provide access to a dwelling unit in a character house.

11.32.2 Computation of floor area in a character house may exclude:

(a) existing covered porches that:
(i) in the opinion of the Director of Planning, are original to the character house,
(ii) face a street, and
(iii) are open or protected by guard rails which do not exceed the minimum height specified in the Building By-law;

- (b) areas of undeveloped floors with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of covered porches complying with subsection (a);
- (c) floor areas under sloping roofs with a pitch of at least 7:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is 2.3 m or less, and
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope; and
- (d) floors used for off-street parking, not exceeding 6.7 m in length, located in an infill building in conjunction with a retained character house, to a maximum of 42 m².

11.32.3 Building depth, in the case of a character house, means the distance from the front exterior wall measured in a straight line to a point directly opposite on the rear exterior wall, except that covered porches that comply with section 11.32.2 (a) may be excluded from the measurement of building depth.

11.32.4 Covered porches that comply with section 11.32.2 (a) may project into the required front yard.”

5. In the RS-1 District Schedule, Council:

- (a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;
- (b) in section 3.2.1.DW[Dwelling]:
 - (i) before:
 - “
 - Infill One-Family Dwelling” adds:
 - “
 - Infill in conjunction with retention of a character house existing on the site as of [date of enactment]”, and
 - (ii) after:
 - “
 - Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:
 - “
 - Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.”;
- (c) after section 4.7.1(e), strikes out “.” and substitutes “;” and adds:

- “(f) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (g) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (c) strikes out “and”,
- B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and
- C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.5, adds:

“5.6 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards, maximum site coverage, building depth and external design when a character house is retained, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”.

6. In the RS-1A District Schedule, Council:

(a) in section 1, after “laneway houses” adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) after:

“

- Dwelling Unit in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.” adds:

“

- “Infill in conjunction with retention of a character house existing on the site as of [date of enactment]”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- “Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(c), strikes out “.” and substitutes “;” and adds:

- “(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (c) strikes out “and”,
- B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and
- C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.3, adds:

“5.4 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards and maximum site coverage, when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

7. In the RS-1B District Schedule, Council:

- (a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) before:

“

- Infill One-Family Dwelling” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of [*date of enactment*]”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [*date of enactment*], that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(c), strikes out “.” and substitutes “;”, and adds:

“(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) after section 5.4, adds:

“5.5 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards, site coverage, area of transparent surface and acoustics when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

8. In the RS-2 District Schedule, Council:

(a) in section 1, after “multiple family dwellings” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) after:

“

- Infill” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of [*date of enactment*]”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [*date of enactment*], that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(c), strikes out “.” and substitutes “;” and adds:

“(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) in section 5:

(i) in section 5.1:

A. at the end of subsection (c) strikes out “and”,

B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and

C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.4, adds:

“5.5 The Director of Planning may relax the minimum site area, height, required yards and maximum site coverage when a character house is retained if the Director of Planning first

considers the intent of this Schedule and all applicable Council policies and guidelines.”

9. In the RS-3 and RS-3A District Schedule, Council:

(a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) before:

“

- One-Family Dwelling with Secondary Suite” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of [*date of enactment*]”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law” adds:

“

- “Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [*date of enactment*], that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(d), strikes out “.” and substitutes “;” and adds:

“(e) notwithstanding subsection (d), the Director of Planning may increase the maximum permitted floor space ratio to 0.25 plus 130 m² to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(f) notwithstanding subsection (d), the Director of Planning may increase the maximum permitted floor space ratio to 0.3 plus 130 m² for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) after section 5.4, adds:

“5.5 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards, maximum site coverage, building depth and width, external design and above grade basement floor area exclusion, when a character house is retained if the Director

of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

10. In the RS-4 District Schedule, Council:

(a) in section 1, at the end, strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) after:

“

- Infill.” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of [date of enactment]”;

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.” ;

(c) after section 4.7.1(c), strikes out “.” and adds:

“(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) after section 5.2, adds:

“5.3 The Director of Planning may relax the provisions of this District Schedule regarding minimum site area, height, required yards, maximum site coverage, and dwelling unit density when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

11. In the RS-5 District Schedule, Council:

(a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.1.DW[Dwelling]:

(i) before:

“

- Infill One-Family Dwelling” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of [date of enactment]”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(e), strikes out “.” and substitutes “;” and adds:

“(f) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(g) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council;” and

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (c) strikes out “and”,
- B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and
- C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.5, adds:

“5.6 The Director of Planning may relax the provisions of this District Schedule regarding, height, required yards, maximum site coverage, building depth, and external design when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

12. In the RS-6 District Schedule, Council:

(a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) before:

“

- Infill One-Family Dwelling” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of [*date of enactment*]”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [*date of enactment*], that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(f), strikes out “.” and substitutes “;” and adds:

“(f) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(g) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this schedule and all applicable policies and guidelines adopted by Council.”; and

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (c) strikes out “and”,
- B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and
- C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.6, adds:

“5.7 The Director of Planning may relax the provisions of this district schedule regarding height, required yards, maximum site coverage and impermeability, building depth and external design when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

13. In the RS-7 District Schedule, Council:

(a) in section 1, after “infill” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.1.DW[Dwelling]:

(i) after:

“

- Infill” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of [date of enactment]”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(c), strikes out “.” and substitutes “;” and adds:

- “(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (e) strikes out “and”,
- B. at the end of subsection (f) strikes out “.” and substitutes “; and”, and
- C. after subsection (f), adds:

“(g) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.9, adds:

“5.10 The Director of Planning may relax the provisions of this District Schedule regarding minimum site area, height, required yards, maximum site coverage and impermeability, building depth, external design and dwelling unit density when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

14. 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.

15. 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

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

Following the Public Hearing on September 19, 2017, Council approved amendments to the Zoning and Development By-law regarding Affordable Housing and Amenity Share Costs and Schedule F. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 20, 2017

HC.

Zoning & Development By-law
amending by-law regarding
Affordable Housing and
Amenity Share Costs
And Schedule F

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