

EXPLANATION**By-law to amend Zoning and Development By-law No. 3575
regarding 2019 Annual Inflationary Adjustments
to Density Bonus Contributions available in certain zoning districts**

Following the Public Hearing on September 10, 2019, Council resolved to amend the Zoning and Development By-law to implement 2019 inflationary rate adjustments for non-residential density bonus contributions. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
September 11, 2019

“Schedule A”

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

This is Schedule “F” to By-law No. 3575, being the “Zoning and Development By-law”.

Zoning District^a	Affordable Housing Share Cost	Amenity Share Cost
RM-8 and RM-8N (Marpole)	\$215.28 per m ²	\$215.28 per m ²
RM-8A and RM-8AN (Cambie Corridor)	\$592.01 per m ²	\$592.01 per m ²
RM-8A and RM-8AN (Grandview-Woodland)	\$36.13 per m ²	\$36.13 per m ²
RM-9 and RM-9N (Marpole)	\$716.34 per m ²	\$716.34 per m ²
RM-9A and RM-9A/N (Norquay)	\$209.75 per m ²	\$209.75 per m ²
RM-9BN (Joyce-Collingwood Apartment)	\$37.86 per m ²	\$37.86 per m ²
RM-10 and RM-10N	\$161.46 per m ²	\$161.46 per m ²
RM-11 and RM-11N	\$36.13 per m ²	\$36.13 per m ²
RM-12N	\$36.13 per m ²	\$36.13 per m ²
I-1A (Mount Pleasant)	-	\$71.26 per m ² (to a max FSR of 5.0 above 3.0 FSR)
I-1B (Mount Pleasant)	-	Level 1 - \$71.26 per m ² (to a max FSR of 5.0 above 3.0 FSR) Level 2 - \$510.32 per m ² (to a max FSR of 6.0 above 5.0 FSR)
I-3		\$113.24 per m ²
FC-2		\$1291.67 per m ²

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 0.83) + (ANNUAL PROPERTY VALUE INFLATION x 0.17)

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:
<https://vancouver.ca/home-property-development/annual-inflation-index.aspx>