

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

**A By-law to amend the Zoning and Development By-law No. 3575  
regarding 2024 Annual Inflationary Adjustments to Density Bonus Contributions  
available in certain zoning districts**

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

1. This by-law amends the indicated provisions and schedules of the Zoning and Development By-law.
2. Council strikes out Schedule F and substitutes 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 September 30, 2025.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Mayor

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

## 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".

<b>Zoning District</b>	<b>Affordable Housing or Amenity Share Cost</b>
R1-1 (site area from 306 m <sup>2</sup> up to but not including 464 m <sup>2</sup> and site frontage from 10.0 m up to but not including 13.4 m)	Sub-area A - \$32.29 per m <sup>2</sup> Sub-area B - \$32.29 per m <sup>2</sup> Sub-area C - \$32.29 per m <sup>2</sup>
R1-1 (site area from 464 m <sup>2</sup> up to but not including 557 m <sup>2</sup> and site frontage from 13.4 m up to but not including 15.1 m)	Sub-area A - \$699.65 per m <sup>2</sup> Sub-area B - \$538.20 per m <sup>2</sup> Sub-area C - \$322.92 per m <sup>2</sup>
R1-1 (site area from 557 m <sup>2</sup> up to but not including 623 m <sup>2</sup> and site frontage from 15.1 m up to but not including 17.1 m)	Sub-area A - \$699.65 per m <sup>2</sup> Sub-area B - \$538.20 per m <sup>2</sup> Sub-area C - \$322.92 per m <sup>2</sup>
R1-1 (site area of 623 m <sup>2</sup> or greater and site frontage of 17.1 m or greater)	Sub-area A - \$1,506.95 per m <sup>2</sup> Sub-area B - \$1,076.39 per m <sup>2</sup> Sub-area C - \$753.47 per m <sup>2</sup>
RM-8 and RM-8N (Marpole)	\$248.39 per m <sup>2</sup>
RM-8A and RM-8AN (Cambie Corridor)	\$966.74 per m <sup>2</sup>
RM-8A and RM-8AN (Grandview-Woodland)	\$41.71 per m <sup>2</sup>
RM-9 and RM-9N (Marpole)	\$826.60 per m <sup>2</sup>
RM-9A and RM-9AN (Norquay)	\$242.13 per m <sup>2</sup>
RM-9BN (Joyce-Collingwood)	\$43.72 per m <sup>2</sup>
RM-10 and RM-10N (Joyce-Collingwood)	\$186.26 per m <sup>2</sup>
RM-11 and RM-11N (Grandview-Woodland)	\$41.71 per m <sup>2</sup>
RM-12N (Grandview-Woodland)	\$41.71 per m <sup>2</sup>
I-1 (Mount Pleasant)	\$130.68 per m <sup>2</sup> (to a max FSR of 4.5 above 3.0 FSR)
I-1A (Mount Pleasant)	\$130.68 per m <sup>2</sup> (to a max FSR of 5.0 above 3.0 FSR)

<b>Zoning District</b>	<b>Affordable Housing or Amenity Share Cost</b>
I-1B (Mount Pleasant)	Level 1 - \$130.68 per m <sup>2</sup> (to a max FSR of 5.0 above 3.0 FSR) Level 2 - \$588.85 per m <sup>2</sup> (to a max FSR of 6.0 above 5.0 FSR)
I-3 (False Creek Flats)	\$130.68 per m <sup>2</sup>
IC-2 (Burrard Slopes)	\$130.68 per m <sup>2</sup> (to a max FSR of 4.5 above 3.0 FSR)
RT-7 and RT-9 (site area from 317 m <sup>2</sup> up to but not including 464 m <sup>2</sup> )	\$32.29 per m <sup>2</sup>
RT-7 and RT-9 (site area from 464 m <sup>2</sup> up to but not including 557 m <sup>2</sup> )	\$699.65 per m <sup>2</sup>
RT-7 and RT-9 (site area from 557 m <sup>2</sup> up to but not including 623 m <sup>2</sup> )	\$1,506.95 per m <sup>2</sup>
RT-7 and RT-9 (site area of 623 m <sup>2</sup> or greater)	\$1,506.95 per m <sup>2</sup>
FSD	\$1,506.95 per m <sup>2</sup>

Note: The draft by-law includes the recent amendments to Schedule F regarding the RT-7, RT-9 and FSD District Schedules – but does not propose an increase for them for 2025.

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:

$$\text{ANNUAL INFLATION ADJUSTMENT OF AMENITY SHARE COST AND AFFORDABLE HOUSING SHARE COST} = (\text{ANNUAL CONSTRUCTION INFLATION} \times 0.83) + (\text{ANNUAL PROPERTY VALUE INFLATION} \times 0.17)$$

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>