

BY-LAW NO. _____

**A By-law to amend the
Vancouver Development Cost Levy By-law No. 9755
regarding miscellaneous amendments**

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

1. This by-law amends the indicated provisions of the Vancouver Development Cost Levy By-law No. 9755.

2. In section 1.2, Council strikes out the definition for “social housing” and substitutes the following:

““social housing”, for the purposes of section 523D(10)(d) of the Vancouver Charter, means rental housing:

- (a) in which at least 30% of the dwelling units are 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;
- (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
- (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;

and in the HA-2 district; in the area of the FC-1 district located north of the centre line of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of the centre lines of Venables Street, Malkin Avenue and Prior Street, south of the centre lines of Cordova Street and Franklin Street, east of the centre line of Gore Avenue and west of the centre line of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan:

- (d) of the dwelling units required under (a) above, at least two thirds of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance.”.

3. Council strikes out section 3.1A and substitutes the following:

“Waiver or reduction for for-profit-affordable housing

3.1A Notwithstanding section 3.1, Council waives or reduces the levy otherwise required under Schedule C by the rates set out herein for the construction of for-profit affordable rental housing, which shall mean housing where:

- (a) all dwelling units in the building are rental units;
- (b) no dwelling units are strata units;
- (c) the development is located in the area of the FC-1 district north of the centre line of National Avenue or in the Downtown-Eastside Oppenheimer district, and
 - (i) at least 20% of the total dwelling units are social housing; or
 - (ii) at least 20% of the total dwelling units are leased by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada for at least 60 years, and those leased dwelling units meet the following requirements:
 - (A) at least 30% of the dwelling units are 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; and
 - (B) of the dwelling units required to be occupied by households with incomes below housing income limits, at least two thirds of units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and rented at rates no higher than the shelter component of Income Assistance or where instead of complying with (c);
- (d) At least 20% of the residential floor area that is counted in the calculation of the floor space ratio consists of units with average rents per unit type at initial occupancy and upon a change in tenancy of a unit that do not exceed a rate that is at least 10% less than the average rents for studio units, one bedroom units, two bedroom units and units with three or more bedrooms in the city, as published by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables in the previous calendar year, or where instead of complying with (c), or (d);
- (e) agreed upon average rents per unit type for initial occupancy do not exceed the average rents for studio units, one bedroom units, two bedroom units and units with three or more bedrooms built in the City since 2005, as published by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables in the previous calendar year, except that such rents may be 10% higher than the rents otherwise stipulated under this section if the housing is

City Clerk