

Schedule F

Affordable Housing and Amenity Share Cost

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

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)
I-3		\$107.63 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:

$$\text{ANNUAL INFLATION ADJUSTMENT OF AMENITY SHARE COST AND AFFORDABLE HOUSING SHARE COST} = (\text{ANNUAL CONSTRUCTION INFLATION} \times 0.75) + (\text{ANNUAL PROPERTY VALUE INFLATION} \times 0.25)$$

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>.

