

BY-LAW NO. 12228

**A By-law to amend Zoning and Development By-law No. 3575
regarding 2018 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 of the Zoning and Development By-law.
2. Council replaces Schedule “F” to the By-law, by adopting 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 September 30, 2018.

ENACTED by Council this 18th day of September, 2018

Signed _____ “Gregor Robertson”
Mayor

Signed _____ “Katrina Leckovic”
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”.

Zoning District^a	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)	\$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
I-1A (Mount Pleasant)	-	\$67.68 per m ² (to a max FSR of 5.0 above 3.0 FSR)
I-1B (Mount Pleasant)	-	Level 1 - \$67.68 per m ² (to a max FSR of 5.0 above 3.0 FSR) Level 2 - \$485.03 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:

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. If a new zone has been added to this Schedule after September 30 of any year, those rates will not be subject to the inflationary adjustment formula until one year after the next September 30 adjustment.

To view the Council adopted inflation index, refer to the City website at:

<http://vancouver.ca/home-propertydevelopment/annual-inflation-index.aspx>