

BY-LAW NO. 13116

**A By-law to amend Zoning and Development By-law No. 3575
regarding 2021 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, 2021.

ENACTED by Council this 21st day of September, 2021

Signed _____ “Kennedy Stewart”
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	Affordable Housing Share Cost	Amenity Share Cost
RM-8 and RM-8N (Marpole)	\$216.03 per m ²	\$216.03 per m ²
RM-8A and RM-8AN (Cambie Corridor)	\$594.18 per m ²	\$594.18 per m ²
RM-8A and RM-8AN (Grandview-Woodland)	\$36.28 per m ²	\$36.28 per m ²
RM-9 and RM-9N (Marpole)	\$718.92 per m ²	\$718.92 per m ²
RM-9A and RM-9A/N (Norquay)	\$210.59 per m ²	\$210.59 per m ²
RM-9BN (Joyce-Collingwood)	\$38.02 per m ²	\$38.02 per m ²
RM-10 and RM-10N (Joyce-Collingwood)	\$162.00 per m ²	\$162.00 per m ²
RM-11 and RM-11N (Grandview-Woodland)	\$36.28 per m ²	\$36.28 per m ²
RM-12N (Grandview-Woodland)	36.28 per m ²	\$36.28 per m ²
I-1A (Mount Pleasant)	-	\$71.47 per m ² (to a max FSR of 5.0 above 3.0 FSR)
I-1B (Mount Pleasant)	-	Level 1 - \$71.47 per m ² (to a max FSR of 5.0 above 3.0 FSR) Level 2 - \$512.14 per m ² (to a max FSR of 6.0 above 5.0 FSR)
I-3 (False Creek Flats)		\$113.63 per m ²
FC-2 (False Creek Flats)		\$1,296.42 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:

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

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