

BY-LAW NO. 13689

A By-law to amend the Zoning and Development By-law No. 3575 regarding density bonus shares

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 strikes out Schedule F and substitutes Schedule F attached to this by-law as Schedule A.
3. In the I-1A District Schedule and the I-3 District Schedule, Council:
 - (a) in section 3.1.1.2, adds “or per affordable housing share” after “per amenity share”;
 - (b) in section 3.1.1.3, adds “or affordable housing shares” after “amenity shares”;
 - (c) in section 4.1, adds “and Affordable Housing Shares” after “Amenity Shares”; and
 - (d) in section 4.1.2, adds “or affordable housing share” after “an amenity share”.
4. In the I-1B District Schedule, Council:
 - (a) in sections 3.1.1.2 and 3.1.1.3, adds “or per affordable housing share” after “per amenity share”;
 - (b) in section 3.1.1.4, adds “or affordable housing shares” after “amenity shares”;
 - (c) in section 4.1, adds “and Affordable Housing Shares” after “Amenity Shares”;
 - (d) in section 4.1.2, adds “or affordable housing share” after “an amenity share” wherever it appears; and
 - (e) in section 4.1.3, adds “or affordable housing share” after “an amenity share” wherever it appears.
5. In the FC-2 District Schedule, Council:
 - (a) in section 3.4.1.2(b), adds “or per affordable housing share” after “per amenity share”;
 - (b) in section 3.4.1.3, adds “or affordable housing shares” after “amenity shares”;
 - (c) in section 4.1, adds “and Affordable Housing Shares” after “Amenity Shares”; and
 - (d) in section 4.1.2, adds “or affordable housing share” after “an amenity share”.
6. In section 4.1.1 of the RM-8, RM-8N, RM-8A, and RM-8AN Districts Schedule, RM-9A and RM-9AN Districts Schedule, RM-9, RM-9N, and RM-9BN Districts Schedule, RM-10 and RM-10N Districts Schedule, RM-11 and RM-11N Districts Schedule, RM-12N District Schedule, I-1A District Schedule, I-1B District Schedule, I-3 District Schedule, and FC-2 District Schedule, Council strikes out section 4.1.1 and substitutes:

“4.1.1 For the purposes of this schedule, amenity has the meaning set out in Schedule F: Affordable Housing Share and Amenity Share Cost Schedule of this by-law.”.

7. In sections 3.1.1.1(a), 3.1.1.1(c), 3.2.1.1(a), and 3.2.1.1(c) of the RM-10 and RM-10N Districts Schedule, Council strikes out ““for-profit affordable rental housing” and is subject to a waiver of development cost levies in accordance with the Vancouver Development Cost Levy By-law,” and substitutes “secured market rental housing”.

8. In Schedule F, Council:

- (a) in the row for RM-8A and RM-8AN (Cambie Corridor), strikes out “\$646.56” and substitutes “914.93”;
- (b) in the row for I-1A (Mount Pleasant), strikes out “\$77.77” and substitutes “\$123.65”;
- (c) in the row for I-1B (Mount Pleasant), strikes out “\$77.77” and substitutes “\$123.65”;
- and
- (d) in the row for FC-2 (False Creek Flats), strikes out “\$1,410.72” and substitutes “\$1,506.95”.

9. 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.

10. This by-law is to come into force and take effect upon enactment, except that section 8 comes into force and takes effect on September 30, 2023.

ENACTED by Council this 30th day of May, 2023

Signed _____ “Ken Sim”
Mayor

Signed _____ “Rosemary Hagiwara”
Acting 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 or Amenity Share Cost |
|--|---|
| RM-8 and RM-8N (Marpole) | \$235.08 per m ² |
| RM-8A and RM-8AN (Cambie Corridor) | \$646.56 per m ² |
| RM-8A and RM-8AN (Grandview-Woodland) | \$39.48 per m ² |
| RM-9 and RM-9N (Marpole) | \$782.30 per m ² |
| RM-9A and RM-9AN (Norquay) | \$229.15 per m ² |
| RM-9BN (Joyce-Collingwood) | \$41.37 per m ² |
| RM-10 and RM-10N (Joyce-Collingwood) | \$176.28 per m ² |
| RM-11 and RM-11N (Grandview-Woodland) | \$39.48 per m ² |
| RM-12N (Grandview-Woodland) | \$39.48 per m ² |
| I-1A (Mount Pleasant) | \$77.77 per m ² (to a max FSR of 5.0 above 3.0 FSR) |
| I-1B (Mount Pleasant) | Level 1 - \$77.77 per m ² (to a max FSR of 5.0 above 3.0 FSR) Level 2 - \$557.30 per m ² (to a max FSR of 6.0 above 5.0 FSR) |
| I-3 (False Creek Flats) | \$123.65 per m ² |
| FC-2 (False Creek Flats) | \$1,410.72 per m ² |

For the purposes of this schedule, "amenity" means 1 or more of the following, if they are made generally accessible to the public:

- (a) child day care facility;
- (b) community centre or neighbourhood house;
- (c) cultural facility;
- (d) library;
- (e) park or playground;
- (f) public authority use;
- (g) rink;
- (h) social service centre;
- (i) swimming pool;
- (j) transportation and public realm infrastructure.

SCHEDULE F

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 =

$(\text{ANNUAL CONSTRUCTION INFLATION} \times 0.83) + (\text{ANNUAL PROPERTY VALUE INFLATION} \times 0.17)$

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>