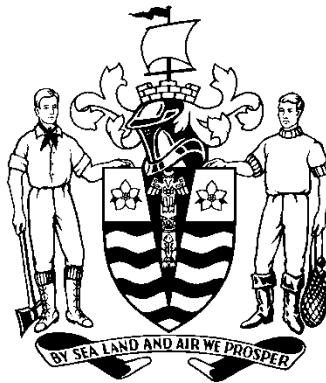


CITY OF VANCOUVER BRITISH COLUMBIA



VANCOUVER AMENITY COST CHARGE BY-LAW NO. 14816

**This By-law is printed under and
by authority of the Council of
the City of Vancouver**

July 29, 2026

BY-LAW NO. 14816

A by-law to impose amenity cost charges in the general area of the city

PREAMBLE

Council desires to raise funds to assist Council to pay the capital costs of providing, constructing, altering, and expanding amenities to benefit development and the increased population of residents and workers that results from development in the general area of the city.

Council is satisfied that the amounts raised by charges imposed by this By-law in the general area are unlikely to exceed the estimated costs of projects for the general area.

Council has determined that imposing charges in the amounts set out in this By-law in the general area to contribute to the costs of projects for the general area are fair and equitable.

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

SECTION 1 INTERPRETATION

Name of By-law

1.1 The name of this By-law, for citation, is the "Vancouver Amenity Cost Charge By-law".

Definitions

1.2 In this By-law:

- (a) "ACC amount" means the total amenity cost charge for a development calculated in accordance with section 3.1;
- (b) "affordable housing provider" means:
 - (i) the City;
 - (ii) the Metro Vancouver Regional District;
 - (iii) the Province of British Columbia or an agent of the Province of British Columbia;
 - (iv) Canada or an agent of Canada;
 - (v) a corporation incorporated by or in which shares have been acquired by, the City or the Metro Vancouver Regional District for a purpose that includes providing affordable housing;

- (vi) a First Nation, which for the purpose of this definition includes a band as defined in section 2(1) of the Indian Act (Canada) with or without reserves situated within the geographical boundaries of British Columbia;
- (vii) any of the following, if the entity has received funding from one or more of the entities in sections 1.2(b)(i) to 1.2(b)(vi) for the purpose of building affordable housing:
 - (A) a society as defined in section 1 of the Societies Act (British Columbia), other than a member-funded society as defined in section 190 of that Act;
 - (B) board as defined in section 1 of the Health Authorities Act (British Columbia);
 - (C) a registered charity as defined in section 248 (1) of the Income Tax Act (Canada); and
 - (D) a corporation as defined in section 2 (1) of the Canada Not-for-profit Corporations Act (Canada);
- (viii) any of the following, if the entity has entered into a Housing Agreement with the City pursuant to section 565.2 of the Vancouver Charter and if the development is subject to covenant under section 219(2)(a) or (b) of the Land Title Act (British Columbia) limiting the use of the parcel of land to affordable housing:
 - (A) a society as defined in section 1 of the Societies Act (British Columbia), other than a member-funded society as defined in section 190 of that Act;
 - (B) board as defined in section 1 of the Health Authorities Act (British Columbia);
 - (C) a registered charity as defined in section 248 (1) of the Income Tax Act (Canada); and
 - (D) a corporation as defined in section 2 (1) of the Canada Not-for-profit Corporations Act (Canada);
- (c) “alteration” means any physical change to a building or structure that includes significant retention of primary structural elements, but does not include demolition and replacement of the structure, or façade-only retention without significant retention of other primary structural elements;
- (d) “amenity cost charge” means a charge pursuant to this By-law;
- (e) "Artist Studio - Class A" has the meaning ascribed to it by section 2 of the Zoning and Development By-law;

- (f) "Artist Studio - Class B" has the meaning ascribed to it by section 2 of the Zoning and Development By-law;
- (g) "building of record" means a development, building, or structure that exists on the parcel of land or has been demolished within the previous year, calculated from the date of building permit issuance for the new development;
- (h) "building permit" means a building permit issued under the Building By-law;
- (i) "CAC" means a voluntary community amenity contribution toward public benefits as in-kind or cash contributions and secured as a prior-to enactment condition of an application to amend a zoning by-law;
- (j) "CAC rezoning" means an application to amend a zoning by-law that includes a CAC and that, as of September 30, 2026, was:
 - (i) in-stream and met the requirements in section 1.2(hh)(iii)(A); or
 - (ii) determined and the related zoning by-law amendment enacted;
- (k) "child care" means the use of premises operated as a community care facility by one or more persons licensed under the Community Care and Assisted Living Act of British Columbia, as amended or replaced from time to time, on a not for profit basis, for "group child care", "preschool", multi-age child care in accordance with Child Care Licensing Regulation B.C. Reg. No. 332/2007, as amended or replaced from time to time, and may include the use of flexible space operated for child services as determined by the Director of Planning but excludes premises operated for "family child care";
- (l) "City" means the City of Vancouver;
- (m) "Community Centre/Neighbourhood House" means a community centre /neighbourhood house generally accessible to the public and no smaller than 50 square meters in floor area;
- (n) "Community Energy Centre" means the use of premises as an energy supply facility that provides heat energy in the form of hot water to buildings across different parcels through a distribution system;
- (o) "Cultural Facility" means the use of premises for delivering arts and culture programs and services, including Artist Studio (Class A and B), gallery, halls, museum or archives, theatre limited to live theatre, production or rehearsal studio limited to the rehearsal of dance, music or drama, and necessary and customarily incidental uses to support the primary use of the Cultural Facility;
- (p) "development" means any construction, alteration, or extension of all or part of a building or structure that requires issuance of a building permit, and includes a surface parking lot but excludes repair or renovation work, being repair or renovation of a building or structure that does not increase the floor area of that building or structure;

- (q) "Development Cost Levies" means the aggregate levies imposed under the Vancouver Development Cost Levy By-law, the Vancouver Utilities Development Cost Levy By-law, and the Area Specific Development Cost Levy By-law;
- (r) "Director of Planning" means the City official appointed as such by Council and includes the authorized representatives of the Director of Planning;"
- (s) "emergency shelter" means living accommodation that is:
 - (i) provided by a person that receives funding from Canada, British Columbia, the City, or the Metro Vancouver Regional District for the purpose of providing the accommodation; and
 - (ii) used to provide temporary accommodation, without charge, to individuals who are in need of such accommodation;
- (t) "federal housing cooperative" means a cooperative as defined in section 2(1) of the Canada Cooperatives Act (Canada), if Part 20 of that Act applies to the cooperative;
- (u) "First Nation" means any or all of the following:
 - (i) a band, as defined in Section 2 (1) of the Indian Act (Canada), for which one or more reserves situated within the geographical boundaries of the Province have been set aside;
 - (ii) the Nisga'a Nation;
 - (iii) a Nisga'a Village;
 - (iv) the shíshálh Nation continued under the shíshálh Nation Self-Government Act (Canada);
 - (v) the shíshálh Nation Government District continued under the shíshálh Nation Self-Government Act (Canada);
 - (vi) a treaty first nation;
 - (vii) the Westbank First Nation as defined in the agreement approved under the Westbank First Nation Self-Government Act (Canada);
- (v) "First Nations Corporation" means a company that satisfies both of the following requirements:
 - (i) the company is incorporated under federal or provincial law; and
 - (ii) all of the shares in the company are directly or indirectly held by one or more First Nations;

- (w) "floor area" means the floor area of a development set out in the development permit that applies at the time of entitlement to delivery of the building permit authorizing the development or, if there is no applicable building permit, means the floor area of a development set out in the development permit;
- (x) "floor space ratio" (FSR) means the figure obtained when the area of the floors of the buildings on a parcel of land is divided by the area of the parcel of land in accordance with the Zoning and Development By-law;
- (y) "for-profit affordable rental housing" means a new building containing multiple dwelling units, which meets the requirements of section 6.1 to be for-profit affordable rental housing, but does not include alterations of or extensions to those dwelling units;
- (z) "housing cooperative" means a housing cooperative within the meaning of the Cooperative Association Act (British Columbia), if section 173 of that Act applies to the housing cooperative;
- (aa) "inclusionary zoning requirement" means a requirement in the Zoning and Development By-law to include affordable and special needs housing units under the authority of section 565.17 of the Vancouver Charter but excludes a provision to provide any affordable and special needs housing units under the bonus density zoning authority in section 565.1 of the Vancouver Charter;
- (bb) "industrial" means all development:
 - (i) in the following districts in the Zoning and Development By-law: I-2, M-1, M-1A, M-1B,
 - (ii) zoned as CD-1 (249) By-law 6654, but only with respect to those uses that the by-law permitted on the date of its enactment, and
 - (iii) in all other districts in the Zoning and Development By-law which include industrial uses, including the MC-1, MC-2, and IC-3 districts but excluding any district listed as mixed-employment (light industrial) in section 1.2(ee) of this by-law, but only with respect to that floor area used for industrial uses, which means those uses included in the following general land use categories of the Zoning and Development By-law: manufacturing use, transportation and storage use, and wholesale use;
- (cc) "in-stream" means an application:
 - (i) that has been submitted to the City in accordance with the Development Approval By-law (with respect to rezoning applications), Zoning and Development By-law (with respect to development permit applications), or Building By-law (with respect to building permit applications), and for which the applicable fee has been paid, and
 - (ii) which is not determined, rejected, or withdrawn and, with respect to an application to amend a zoning by-law, includes an application that is approved in principle by Council but has not yet been enacted;

- (dd) "library" means a library generally accessible to the public and no smaller than 50 square meters in floor space;
- (ee) "mixed-employment (light industrial)" means all development:
 - (i) in the following districts in the Zoning and Development By-law: IC-1, IC-2, I-1, I-3, I-4, I-1A, I-1B and I-1C,
 - (ii) zoned as CD-1 (803) By-law 13257, but only with respect to those uses that the CD-1 by-law permitted on January 25, 2022, and
 - (iii) zoned as CD-1 (816) By-law 13352 but only with respect to those uses that the CD-1 by-law permitted on June 7, 2022;
- (ff) "parcel of land" means any lot, block, or other area in which real property is held or into which real property is subdivided, and may include an air space parcel but does not include a street or any portion thereof;
- (gg) "payer" means the person entitled to a building permit which is subject to the payment of charges under this By-law;
- (hh) "precursor application", in relation to a building permit, means:
 - (i) a building permit application for the issuance of the building permit, if the application has been submitted to the City in accordance with the Building By-law and the applicable fee has been paid,
 - (ii) an application for the issuance of a development permit, if:
 - (A) the application has been submitted to the City in accordance with the Zoning and Development By-law and the applicable fee has been paid, and
 - (B) the construction, alteration or extension authorized by the building permit is entirely within the area of land that is the subject of the application, or
 - (iii) an application for an amendment to a zoning by-law, if
 - (A) the application has been submitted to the City in accordance with the Development Approval Procedure By-law and the applicable fee has been paid, and
 - (B) the construction, alteration or extension authorized by the building permit is entirely within the area of land to which the application relates;

- (ii) "prime rate" means the floating annual percentage rate of interest established from time to time by the Bank of Montreal, 595 Burrard Street, Vancouver, British Columbia as the base rate that the Bank uses to determine rates of interest charged by it for Canadian dollar loans to customers in Canada and designated by the Bank of Montreal as the prime rate;
- (jj) "Project Coordinator" means the City staff member (a) employed by the City to review building permit applications, including administration of this By-law, and (b) assigned to the applicable building permit subject to the payment of charges under this By-law;
- (kk) "Public Authority Use" means a police station or fire hall;
- (ll) "school" means an institution of learning regularly giving instruction to children that is either:
 - (i) under the jurisdiction of The Board of School Trustees of School District No. 39 (Vancouver) constituted under the *School Act*, or
 - (ii) accepted by the Ministry of Education of the Province of British Columbia, or its successor in function, as providing instruction equivalent to that furnished in the schools referred to in subparagraph (a) above;
- (mm) "social housing" means rental housing:
 - (i) 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;
 - (ii) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, one or more First Nations, one or more First Nation Corporations, the Province of British Columbia, or Canada; and
 - (iii) 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:

- (iv) of the dwelling units required under section (mm)(i) 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.
- (nn) "social service centre" means the use of premises by a non-profit society:
 - (i) providing information, referral, counselling, advocacy or health care services; or
 - (ii) dispensing aid in the nature of food or clothing; or
 - (iii) providing drop in or activity space, but does not include premises used for residential purposes or detoxification centre;
- (oo) "supportive housing unit" means a dwelling unit that is, or will be, provided to seniors, persons with disabilities, persons experiencing or at risk of experiencing homelessness, or other individuals who, based on criteria set by the applicable entity that operates the units, will benefit from on-site supports and services;
- (pp) "surface parking lot" means a parking lot established on the surface of land that has no portion of a building or structure above or below it;
- (qq) "temporary accommodation for medical care" means the use of premises on the land zoned as CD-1 (926), By-law 14691, to provide temporary accommodation with associated on-site services at below-market rates for children or other individuals seeking medical area at local health facilities, and their families and caregivers, but excludes a Community Care or Assisted Living Facility or Group Residence as defined in the Zoning and Development By-law;
- (rr) "temporary building" means a temporary building, structure, or shelter erected for a period not exceeding twelve months for which a building permit is necessary under the Building By-law;
- (ss) "transitional housing" means living accommodation is provided:
 - (i) on a temporary basis,
 - (ii) by a person that receives funding from Canada, British Columbia, the City, or the Metro Vancouver Regional District for the purpose of providing the accommodation; and
 - (iii) as part of a program intended to assist individuals to become better able to live independently;
- (tt) "works yard" means the use of a partially enclosed building, or a portion thereof, for the storing, repairing, or cleaning of supplies, materials, equipment, or vehicles of any business which conducts construction, installation, cleaning, repair or other industrial trade services off-site; and

- (uu) “works yard for public bus transportation” means the use of land or a building, or a portion thereof, for storing, maintaining, repairing, or cleaning equipment or vehicles that are used off-site for the purposes of mass transportation of the public on public roads.

Table of contents

- 1.3 The table of contents for this By-law is for convenient reference only and is not for assistance in interpreting or enforcing this By-law.

Schedules

- 1.4 The following schedules attached to this By-law form part of this By-law:
- (a) Schedule A –Vancouver ACC Area
 - (b) Schedule B - Map Showing the West and East Areas of the City
 - (c) Schedule C – City of Vancouver Amenity Cost Charges
 - (d) Schedule D – List of Amenities

Severability

- 1.5 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.

SECTION 2 CHARGE AREA

Charge area

- 2.1 This By-law applies to the entire geographic area of the City except for those areas shown as excluded from the ACC area on Map 1 of Schedule A.

Projects

- 2.2 Amenity cost charges are imposed under this By-law for the purpose of providing funds to assist the City in paying the capital costs of providing, constructing, altering, or expanding the amenities listed in Schedule D, which includes facilities or features that provide social, cultural, heritage, recreational or environmental benefits to a community and are not funded by development cost levies.

SECTION 3 AMENITY COST CHARGES

Imposition of charges

- 3.1 Subject to this By-law, Council imposes, on every person entitled to delivery of a building permit authorizing development in the area described in section 2.1, the amenity cost charges set out in Tables B and C in Schedule C as follows:
- (a) the respective rates in Table B come into effect at 12:01 a.m. on September 30 of the applicable year;
 - (b) the rates in Table B which are in effect as of 12:01 a.m. on September 30, 2029 remain in effect unless and until this By-law is amended or repealed; and
 - (c) the rates in Table C come into effect as of the date of enactment of this By-law and remain in effect unless and until this By-law is amended or repealed.
- 3.2 A rate increase shown in Table B of Schedule C that would otherwise be applicable to the construction, alteration, or extension of a building or structure, or part of a building or structure, has no effect with respect to that construction, alteration, or extension if:
- (a) the building permit authorizing that construction, alteration, or extension is issued within 12 months of the applicable rate increase, and
 - (b) a precursor application to the building permit is in-stream on the date of the applicable rate increase,

unless the payer agrees in writing that the rate increase should have effect.

Calculation of charges

- 3.3 The amount of amenity cost charges payable under this By-law will be calculated in accordance with the rates prescribed in Schedule C, less:
- (a) any applicable exemptions pursuant to SECTION 5;
 - (b) any applicable waivers pursuant to SECTION 6; and
 - (c) any applicable credits pursuant to SECTION 7.

Use Allocations

- 3.4 The rates in Schedule C will be applied:
- (a) for the industrial and mixed-employment (light industrial) uses, in accordance with the definition of those uses in this By-law; and
 - (b) for all other uses, against the floor area of the development allocated to that use.

- 3.5 Where a use is not specifically identified in Schedule C of this By-law, the amount of amenity cost charges to be paid to the City will be equal to the amenity cost charges that are payable for the most comparable use in Schedule C, as determined by the Director of Planning.
- 3.6 If a development includes uses, buildings, or structures to which different amenity cost charges apply, the amenity cost charge for the development is to be the aggregate of them.

Retention of Building or Replacement Building

- 3.7 For the purposes of sections 3.8 to 3.11, the uses, floor area, and floor area allocated to each particular use of any building of record must be submitted to the City by the payer, and the application must be supported by the following to substantiate the uses, floor areas, and floor area allocations:
- (a) building permit records,
 - (b) tax assessment records from BC Assessment, or
 - (c) such other information or records to the satisfaction of the Project Coordinator.
- 3.8 An amenity cost charge is not payable where the proposed development:
- (a) retains the existing building of record;
 - (b) adds no additional floor area to the building of record; and
 - (c) is either:
 - (i) the same use, as described in Schedule C of this By-law, as the building of record, or
 - (ii) is a use with an amenity cost charge rate in Schedule C that is less than or equal to the amenity cost charge rate of the use of the building of record.
- 3.9 An amenity cost charge is not payable where the proposed development:
- (a) is on a parcel of land where the last building of record has been or will be demolished to permit the new development;
 - (b) is for the same use, as described in Schedule C of this By-law, as the last building of record on the parcel of land; and
 - (c) has a proposed floor area that is less than or equal to the floor area of last building of record on the parcel of land.
- 3.10 A development that includes heritage retention or conservation of only the façade of a previous building of record is deemed to be demolished for the purpose of section 3.9(a).

- 3.11 Despite sections 3.8 and 3.9, if the building of record included more than one use, the proposed development must have a proposed floor area for each applicable use that is less than or equal to the floor area of that particular use in the building of record on the parcel of land.

Change of Use

- 3.12 If the conversion of space that is not floor area to a use that makes it floor area occurs, Council deems such space to be floor area as at the date of issuance of the building permit authorizing its development.
- 3.13 If the development or change of use of land or a building or structure, that is exempt from an amenity cost charge, makes it subject to an amenity cost charge, such charge is due and payable at the time of such development, alteration, or change of use.

SECTION 4 PAYMENT OF AMENITY COST CHARGES

- 4.1 Subject to section 4.4, an amenity cost charge must be paid prior to the issuance of a building permit.

Staged development

- 4.2 If a development takes place in stages authorized by separate building permits, a charge is payable under section 4.1 with respect to each such building permit.

Staged building permit

- 4.3 If a building permit is issued in stages, a charge is payable prior to issuance of the first building permit.

Payment of charge by installments

- 4.4 If the total Development Cost Levies for the applicable building permit exceeds \$500,000, the payer may elect, prior to issuance of an initial building permit, to pay the amenity cost charge by installments in accordance with section 4.5.
- 4.5 If the payer elects to pay in installments, the payer will pay:
- (a) not less than 1/4 of the total charge prior to issuance of an initial building permit; and
 - (b) the remainder of the total charge no later than the earlier of:
 - (i) 4 years after the date of initial building permit issuance, or
 - (ii) 15 business days after all required occupancy permits have been issued.
- 4.6 A payer electing to pay the charge by installments must deposit with the City at the same time as the payer pays the first installment:

- (a) a pay-on-demand surety bond issued by an approved insurer; or
 - (b) an irrevocable and unconditional letter of credit from an approved financial institution,
for the balance of the total charge owing at the time of payment, with the form of security determined by the City. The approved insurers, approved financial institutions, and form of security are all as determined by the City at the City's sole discretion.
- 4.7 Notwithstanding section 4.5, no charge may remain payable at the time of occupancy of any building subject to the amenity cost charge.
- 4.8 Failure to make any payment under sections 4.5, 4.6 or 4.7 results in the full remaining unpaid charge becoming due and payable, which amount, if it is not satisfied by the security posted, may be inserted in the real property tax roll as a charge imposed with respect to the parcel or parcels in relation to which the building permit was issued.
- 4.9 Annual interest of prime rate plus 1% will be payable on any charge amount that is due and payable.

Changes to Form of Security

- 4.10 After a surety bond or a letter of credit has been deposited with the City pursuant to section 4.6 and the associated building permit has been issued, the City will not accept a change in the form of security or a replacement security except, in the case of a letter of credit, in accordance with the terms of the letter of credit and, in the case of a surety bond, in accordance with the terms of the surety bond.

Payment of Further Charges After Installment Election

- 4.11 If, after the payment of the full amenity cost charge pursuant to section 4.1 or the first installment of an amenity cost charge pursuant to section 4.4, an application to amend the building permit is submitted, the payer:
 - (a) will pay any additional amenity cost charge applicable to the amending building permit prior to issuance of the amending building permit, or
 - (b) if the total Development Cost Levies for the amending building permit in excess of what was charged on the initial building permit exceeds \$500,000, may elect, prior to issuance of the amending building permit, to pay the additional amenity cost charge by installments in accordance with section 4.5.

Return of Payments

- 4.12 Amenity cost charge payments are non-refundable except for in accordance with section 4.13.
- 4.13 A payer may request a return of any amenity cost charge payments under sections 4.1, 4.4, or 4.11 if construction has not commenced and the building permit is terminated in accordance with the Building By-law.

SECTION 5 EXEMPTIONS

Places of Public Worship

- 5.1 An amenity cost charge is not payable for any part of a development located on a parcel of land that is, or will be after completion of development, exempt from taxation under section 396(1)(c)(iv) of the Vancouver Charter.

Social Housing

- 5.2 An amenity cost charge is not payable for any part of a development located on a parcel of land that is:
- (a) used, or will be used after completion of the development, for social housing; and
 - (b) owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, one or more First Nations, one or more First Nation Corporations, the Province of British Columbia, or Canada.
- 5.3 The floor area exempt from payment of an amenity cost charge pursuant to section 5.2 will be calculated in accordance with the requirements to calculate the residential floor area for “social housing” in Schedule J of the Zoning and Development By-law.

Inclusionary Zoning

- 5.4 An amenity cost charge is not payable for any dwelling units that are required pursuant to an inclusionary zoning requirement in the Zoning and Development By-law.
- 5.5 The floor area exempt from payment of an amenity cost charge pursuant to section 5.4 will be calculated in accordance with the requirements to calculate the residential floor area for the applicable affordable dwelling unit type in Schedule J of the Zoning and Development By-law.

Other Affordable Housing

- 5.6 An amenity cost charge is not payable for:
- (a) any rental dwelling units that are:
 - (i) owned or leased; and
 - (ii) operated by,
affordable housing providers;
 - (b) any supportive housing units that are:
 - (i) owned or leased; and

- (ii) operated by,
affordable housing providers;
 - (c) housing which will be occupied by members of a housing co-operative or a federal housing cooperative; and
 - (d) developments used, or to be used, for transitional housing or emergency shelter.
- 5.7 The affordable housing provider who operates the units under sections 5.6(a)(ii) or 5.6(b)(ii) may be a different affordable housing provider than who owns or leases the units under sections 5.6(a)(i) or 5.6(b)(i).

SECTION 6 WAIVERS

Waiver or reduction for for-profit affordable housing

- 6.1 Notwithstanding section 3.1, Council waives or reduces the ACC amount by the percentages set out in Table A of Schedule C for the construction of for-profit affordable rental housing, which means 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, one or more First Nations, 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 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 located in the West Area as shown on the map attached to this By-law as Schedule B, and rents will also be adjusted annually on January 1:
 - (i) for all studio units, one bedroom units, two bedroom units and units with three or more bedrooms to reflect the change in 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 those rents are set out by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables published in the previous calendar year, or the most recently published data for the newest building age category for private rental apartment units published in the Canada Mortgage and Housing Corporation's Rental Market Survey Data Tables; or
 - (ii) when the average rent data for any bedroom type is not reported in the Canada Mortgage and Housing Corporation's Rental Market Survey Data Tables, the change in average rents will reflect the average rents for the most recent building age category available in the Canada Mortgage and Housing Corporation's Housing Market Information Portal, as those rents are set out for the previous calendar year,
- (f) the owner of the property on which such housing is situated has registered against title to that property an instrument, in form and substance, and with priority of registration, satisfactory to the Director of Legal Services, ensuring the initial rents are in accordance with sections 6.1(c), 6.1(d) or 6.1(e), and otherwise in compliance with this By-law, and restricting the tenure of such housing to rental for:
 - (i) the longer of the life of the building in which they are situated and 60 years, or
 - (ii) such other term to which the City and owner may agree; and
- (g) class A for-profit affordable rental housing will mean housing in compliance with subsections (a), (b), (c), and (f) or (a), (b), (d), and (f) and class B for-profit affordable rental housing will mean housing in compliance with subsections (a), (b), (e), and (f).

Administration of waiver

6.2 The waiver under section 6.1 will be administered as follows:

- (a) rents to be agreed upon at initial occupancy will not exceed the average rents stipulated in section 6.1 and this By-law and for clarity, the rents to be charged may be lower than the rents stipulated by this By-law, but may not exceed the rents stipulated by this By-law;
- (b) if a new zoning by-law was required to authorize the development of the parcel of land, the rents to be agreed upon should be included in the zoning by-law, and if no new zoning by-law was required to authorize the development of the parcel of land, the rents to be agreed upon should be stipulated at the time the 'prior-to permit issuance' letter related to the development permit is issued;
- (c) notwithstanding sections 6.2(a) and (b), if a new zoning by-law was required to authorize the development of the parcel of land and the tenure of the residential area of the building for which a waiver is being sought was not secured as rental housing as a condition of enactment, the rents to be agreed upon will not exceed the rents at occupancy stipulated in section 6.1 and do not need to be stipulated in accordance with section 6.2(b);
- (d) any waiver of an amenity cost charge authorized under section 6.1 is to be calculated and determined at the time of issuance of a building permit authorizing construction of the building subject to the waiver;
- (e) a building that qualifies under section 6.1 for an amenity cost charge waiver will not forfeit the waiver because other housing or uses otherwise exempt from amenity cost charges under City by-laws or the Vancouver Charter is also located in the building; and
- (f) all units of all unit types must meet all the requirements in section 6.1(a) and 6.1(b), all units of all unit types that comprise the 20% of residential floor area used to calculate 6.1(d) must meet the rents specified in 6.1(d), and all units, of all units types must be used to calculate the average rents specified in 6.1(e), except that a building that contains studio units, one bedroom units and two bedroom units that meet all requirements in 6.1(a), 6.1(b), and (e) qualifies for a waiver for all those units in each of those unit types on a pro rata basis even if the building contains units with three or more bedrooms that do not meet the requirements in section 6.1(e), in which case none of the units with three or more bedrooms qualifies for the waiver.

SECTION 7 CREDITS

Sunset Clause

7.1 Building permits issued after September 30, 2035 are not eligible for a CAC credit under this SECTION 7.

Credit Eligibility

7.2 Subject to sections 7.3 and 7.6, a parcel of land subject to a CAC rezoning is eligible for a credit, for the full ACC amount, provided that:

- (a) the parcel of land is within the area subject to the CAC rezoning; and
- (b) the floor area of the proposed development on the parcel of land is less than or equal to the total floor area permitted under the CAC rezoning.

Partial credit

7.3 Despite section 7.2, a parcel of land that:

- (a) was subject to a CAC rezoning;
- (b) is within the area subject to the CAC rezoning; and
- (c) is subject to a zoning application, submitted after September 30, 2026 to amend the approval in principle or zoning by-law that was the subject of the CAC rezoning in order to increase the permitted floor area above what was permitted under the CAC rezoning,

may be eligible for a partial credit against the ACC amount in accordance with section 7.4.

7.4 A parcel of land that meets the criteria in section 7.3 is eligible for a partial credit against the ACC amount equal to the amount of ACCs calculated pursuant to section 3.3 for the total floor area permitted under the CAC rezoning.

7.5 Where the area subject to the CAC rezoning includes more than one parcel of land, any credits pursuant to section 7.4 will be applied as follows:

- (a) credits will be applied on a cumulative basis against any building permit within the CAC area issued after September 30, 2026; and
- (b) credits will be applied on a rolling basis against all building permits issued within the CAC rezoning area and may not be transferred between building permits.

No credit

7.6 Despite sections 7.2 and 7.3, a parcel of land that:

- (a) was subject to a CAC rezoning; and
- (b) is subject to a zoning by-law amendment application to:
 - (i) replace the CAC rezoning, or
 - (ii) amend the CAC,

is not eligible for any credit against the ACC amount.

- 7.7 For the purpose of section 7.6(b)(i), “replace” means an application for a development unrelated to the development approved under the CAC rezoning, as determined by the Director of Planning.

General credit conditions

- 7.8 All credits under sections 7.2 and 7.3 are subject to the following conditions:
- (a) no credit will exceed the ACC amount;
 - (b) credits are non-transferable between parcels of land and non-refundable; and
 - (c) credits only apply where a CAC has been paid to the City or is subject to a CAC deferral agreement between the City and the developer which is registered against title to the parcel of land.

**SECTION 8
ENACTMENT**

Force and effect

8. This By-law is to come into force and take effect on September 30, 2026.

ENACTED by Council this 29th day of July, 2026

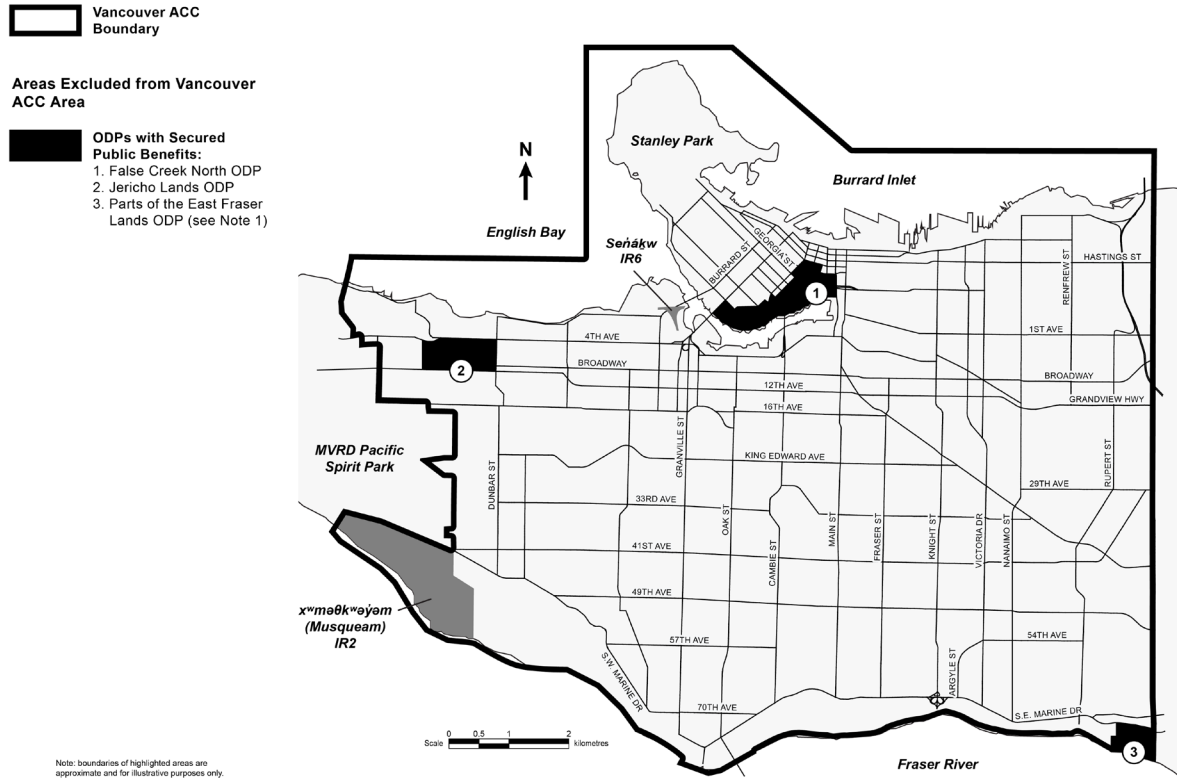
Signed _____ “Ken Sim”
Mayor

Signed _____ “Jason Twa”
City Clerk

SCHEDULE A

VANCOUVER ACC AREA

Map 1 - Vancouver Area Cost Charges Area

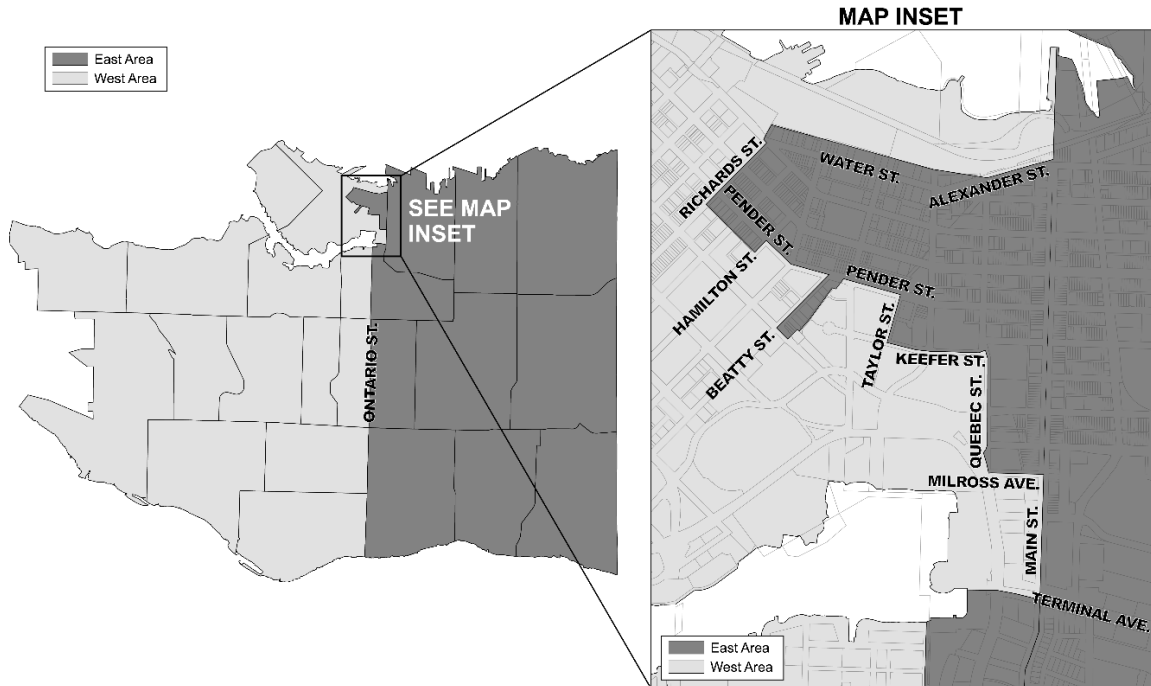


Notes

Note 1	Those areas of land described as "Area removed from the Vancouver Utilities Development Cost Levy By-law No. 12183" in the East Fraser Lands Official Development Plan By-law No. 9393.
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SCHEDULE B

MAP SHOWING THE WEST AND EAST AREAS OF THE CITY



SCHEDULE C

CITY OF VANCOUVER AMENITY COST CHARGES EFFECTIVE SEPTEMBER 30, 2026

Table A: Amenity Cost Charge Waivers

Rate Category	Total Amenity Cost Charge Waiver
For-Profit Affordable Rental Housing – Class A	100%
For-Profit Affordable Rental Housing – Class B	86.24%

Table B: Amenity Cost Charge Rates for Residential, Commercial, and Industrial

Rate Category	Amenity Cost Charge Rate				Unit/Area Cost
	As of Sept 30, 2026	As of Sept 30, 2027	As of Sept 30, 2028	As of Sept 30, 2029	
RESIDENTIAL					
Residential at or below 1.2 FSR	\$24.97	\$25.72	\$26.49	\$27.29	Per sq. m.
Residential above 1.2 and up to and including 1.5 FSR	\$53.82	\$55.43	\$57.10	\$58.81	Per sq. m.
Residential above 1.5 FSR	\$53.82	\$110.87	\$114.19	\$117.62	Per sq. m.
NON-RESIDENTIAL					
Industrial	\$12.92	\$13.30	\$13.70	\$14.11	Per sq. m.
Mixed-Employment (Light Industrial)	\$24.22	\$24.95	\$25.69	\$26.46	Per sq. m.
Commercial & Other	\$32.29	\$33.26	\$34.26	\$35.29	Per sq. m.

Table C: Amenity Cost Charge Rates For Miscellaneous Uses

Rate Category	Amenity Cost Charge Rate	Unit/area cost
School use	\$5.49	Per sq. m.
Child care use	\$10.00	Per building permit
Temporary Building	\$10.00	
Community Energy Centre	\$10.00	
Cultural Facility	\$10.00	
Community Centre/Neighbourhood House	\$10.00	
Library	\$10.00	
Public Authority Use	\$10.00	
Social Service Centre	\$10.00	
Temporary Accommodation for Medical Care	\$10.00	
Works Yard	\$10.00	
Works Yard for Public Bus Transportation	\$10.00	

SCHEDULE D

LIST OF AMENITIES

1. Exhibition spaces
2. Performance spaces
3. Production spaces
4. Public Art
5. Social service centres
6. Neighbourhood houses
7. Libraries
8. Public spaces
9. Community centres
10. Recreation centres