

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
R1-1 (site area from 306 m ² up to but not including 464 m ² and site frontage from 10.0 m up to but not including 13.4 m)	Sub-area A - \$32.29 per m ² Sub-area B - \$32.29 per m ² Sub-area C - \$32.29 per m ²
R1-1 (site area from 464 m ² up to but not including 557 m ² and site frontage from 13.4 m up to but not including 15.1 m)	Sub-area A - \$699.65 per m ² Sub-area B - \$538.20 per m ² Sub-area C - \$322.92 per m ²
R1-1 (site area from 557 m ² up to but not including 623 m ² and site frontage from 15.1 m up to but not including 17.1 m)	Sub-area A - \$699.65 per m ² Sub-area B - \$538.20 per m ² Sub-area C - \$322.92 per m ²
R1-1 (site area of 623 m ² or greater and site frontage of 17.1 m or greater)	Sub-area A - \$1,506.95 per m ² Sub-area B - \$1,076.39 per m ² Sub-area C - \$753.47 per m ²
RT-7 and RT-9 (site area from 317 m ² up to but not including 464 m ²)	\$32.29 per m ²
RT-7 and RT-9 (site area from 464 m ² up to but not including 557 m ²)	\$699.65 per m ²
RT-7 and RT-9 (site area from 557 m ² up to but not including 623 m ²)	\$1,506.95 per m ²
RT-7 and RT-9 (site area of 623 m ² or greater)	\$1,506.95 per m ²
RM-8 (Marpole)	\$235.08 per m ²
RM-8A (Cambie Corridor)	\$914.93 per m ²
RM-8A (Grandview-Woodland)	\$39.48 per m ²

Zoning District	Affordable Housing or Amenity Share Cost
RM-9 (Marpole)	\$782.30 per m ²
RM-9A (Norquay)	\$229.15 per m ²
RM-9B (Joyce-Collingwood)	\$41.37 per m ²
RM-10 (Joyce-Collingwood)	\$176.28 per m ²
RM-11 (Grandview-Woodland)	\$39.48 per m ²
RM-12 (Grandview-Woodland)	\$39.48 per m ²
I-1 (Mount Pleasant)	\$123.65 per m ² (to a max FSR of 4.5 above 3.0 FSR)
I-1A (Mount Pleasant)	\$123.65 per m ² (to a max FSR of 5.0 above 3.0 FSR)
I-1B (Mount Pleasant)	Level 1 - \$123.65 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
IC-2 (Burrard Slopes)	\$123.65 per m ² (to a max FSR of 4.5 above 3.0 FSR)
FC-2 (False Creek Flats)	\$1,506.95 per m ²
FSD	\$1,506.95 per m ²

Amenities

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;

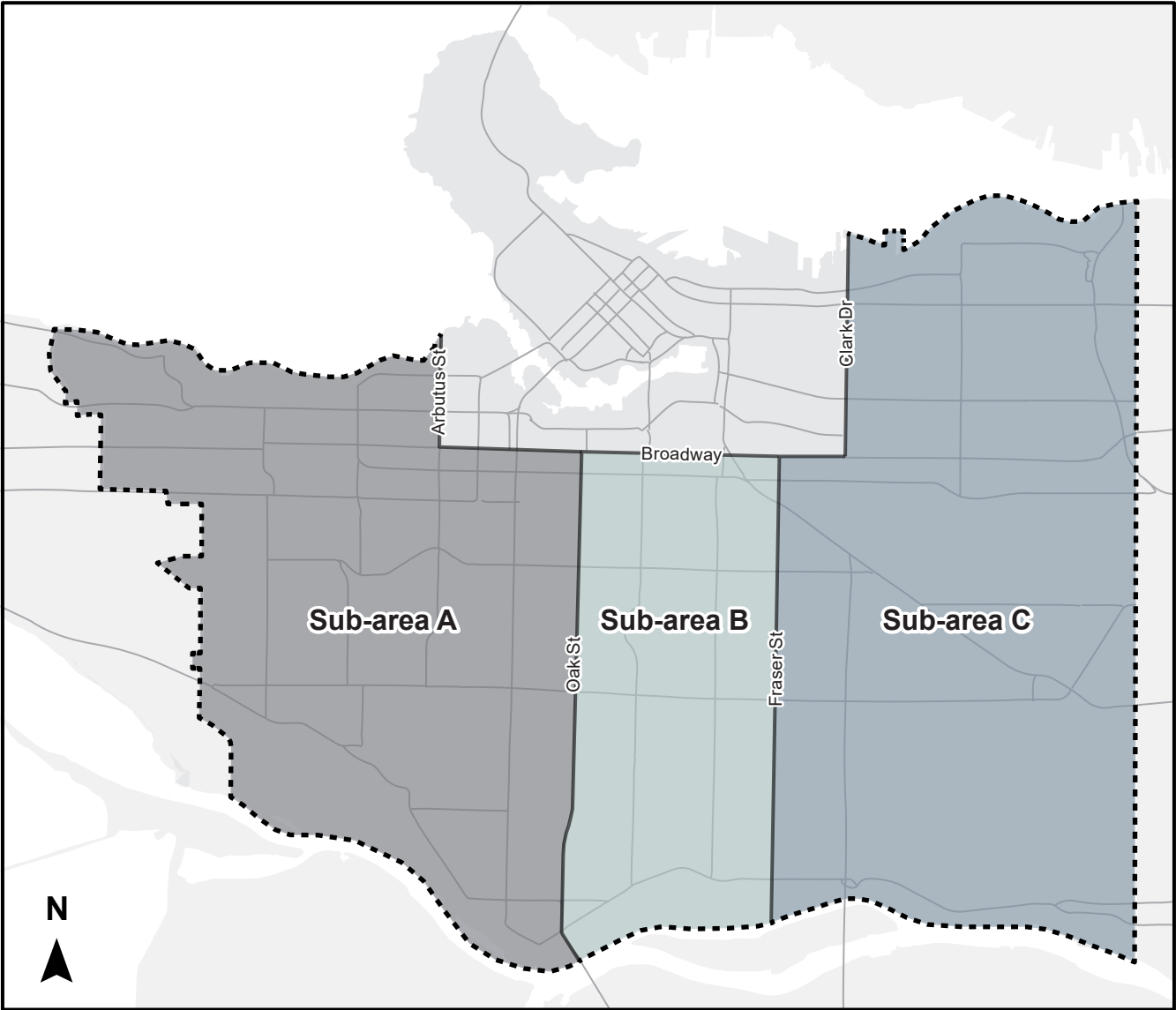
- (f) public authority use;
- (g) rink;
- (h) social service centre;
- (i) swimming pool;
- (j) transportation and public realm infrastructure.

R1-1 Share Costs and Sub-areas

For the purposes of this schedule, if an R1-1 site does not meet both the site area and the site frontage conditions set out in the table above, then the amount applied to the site will be the cost that applies to the site area or site frontage condition met by the site that results in the lower Affordable Housing or Amenity Share cost.

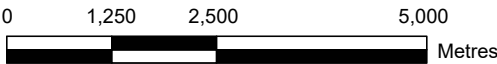
For the purposes of this schedule, sub-areas A, B and C of the R1-1 Zoning District are identified in [Map 1: Sub-areas A, B and C for R1-1 Zoning District Affordable Housing and Amenity Share Costs](#):

Map 1: Sub-areas A, B and C for R1-1 Zoning District Affordable Housing and Amenity Share Costs



LEGEND

- Sub-area A
- Sub-area B
- Sub-area C
- Boundaries of the City



Explanatory Note Regarding Annual Rate Adjustments

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 0.83) + (ANNUAL PROPERTY VALUE INFLATION x 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>