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<b>To:</b>	Planning Committee	<b>Date:</b>	April 19, 2021
<b>From:</b>	Kim Somerville Director, Community Social Development	<b>File:</b>	08-4057-08/2021-Vol 01
<b>Re:</b>	<b>Low End Market Rental Contribution Rate Review</b>		

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**Staff Recommendations**

1. That the following changes to the Low End Market Rental program be adopted as described in the report titled “Low End Market Rental Contribution Rate Review,” dated April 19, 2021, from the Director, Community Social Development:
  - a. An increase in the built unit contribution rate for apartment developments with more than 60 units within the City Centre Plan Area from 10 per cent to 15 per cent of residential floor space;
2. That Zoning Bylaw 8500, Amendment Bylaw 10256, associated with Recommendation 1 above, be considered through the companion report titled “Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions,” dated April 19, 2021, from the Director, Policy Planning;
3. That the following cash-in-lieu contribution rates be adopted within the City Centre Plan Area:
  - a. \$8 per square foot for single family rezonings;
  - b. \$18 per square foot for townhouse developments; and
  - c. \$25 per square foot for wood-frame and concrete apartment developers;
4. That the following cash-in-lieu contribution rates be adopted for all areas excluding the City Centre Plan Area:
  - a. \$6 per square foot for single family rezonings;
  - b. \$12 per square foot for townhouse developments; and
  - c. \$15 per square foot for wood-frame and concrete apartment developers;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10260, to update the affordable housing contribution rates, be introduced and given first reading;
6. That in-stream zoning applications received prior to Council’s adoption of the proposed recommendations be processed under the existing Low End Market Rental program parameters, provided that the application achieves first reading within one year of the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10256 and Bylaw 10260. New applications received after Council’s adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10256 and Bylaw 10260, are subject to the updated requirements; and

April 19, 2021

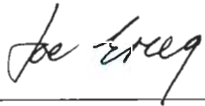

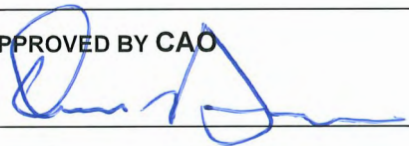
- 2 -

7. That staff be directed to share information with key stakeholders, including the Urban Development Institute and non-profit housing providers, regarding opportunities for public input, particularly the proposed public hearing associated with the bylaw amendments described in the companion report titled "Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions".



Kim Somerville  
Director, Community Social Development  
(604-247-4671)

Att: 3

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Finance Department Development Applications Policy Planning	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

At the December 17, 2019 Planning Committee meeting the following referral was approved:

- *That staff explore options to increase the affordable housing requirement to above 10%.*

At the February 8, 2021 meeting, Council requested that the above noted referral be prioritized and brought forward as soon as possible for consideration. Further, members of City Council expressed interest in the feasibility of a mandatory approach to securing market rental housing units. City Council also expressed a desire to receive rental housing recommendations in advance of considering large development proposals that are well-suited to the provision of rental housing. As a result, staff retained an economic development consultant to assess the financial feasibility of various options to expand the City's rental housing approach, which are discussed in this report and a companion report, "Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions," dated April 19, 2021, from the Director, Policy Planning.

To expedite staff's response to the Council referral and to minimize the scheduling impacts on development applications that are preparing for consideration by Council, staff recommend that public consultation regarding the policy changes discussed in this report occur as part of Council consideration of the proposed amendment bylaws. The statutory bylaw amendment process will provide stakeholders with multiple opportunities to share their views with City Council.

The purpose of this report is to provide an overview of the City's existing Low End Market Rental program and summarize options for increasing the program's floor area contribution rate above 10 per cent. Recommendations are provided regarding the floor area requirement and a zoning bylaw amendment related to updated cash-in-lieu contribution rates. Other proposed bylaw amendments regarding the floor area requirement are summarized in the companion report titled "Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions."

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

*6.5 Ensure diverse housing options are available and accessible across the housing continuum.*

The report also supports the following actions from the City's Affordable Housing Strategy (2017-2027):

*Review bi-annually the overall built LEMR contribution and threshold requirement and assess with changing market conditions; and*

*Review bi-annually cash-in-lieu contributions and assess with changing market conditions.*

## **Analysis**

Housing affordability continues to be a critical challenge for many households in Richmond. This issue affects a diverse mix of households, including individuals living alone, families, seniors and individuals experiencing or at risk of homelessness. Within this context, the City of Richmond is committed to playing a leadership role within the housing sector.

The City has achieved significant success by securing more than 1,500 affordable housing units and \$49 million in cash-in-lieu and value transfer contributions. Examples of the City's affordable housing achievements include the following:

- More than 900 units secured through the Low End Market Rental program;
- More than 600 affordable housing units in standalone affordable housing buildings. Examples of this approach include Storeys, Kiwanis Towers, the Pathways Affordable Housing, and the Alderbridge Supportive Housing development.
- The development of the Richmond House Emergency Shelter, a partnership between the City, BC Housing and the Salvation Army, which provides 36 shelter spaces for men and women experiencing homelessness in Richmond; and
- The Brighthouse United Church housing development, which will include a mix of rental housing types.

### **Low End Market Rental**

The LEMR program was introduced in 2007 and has achieved much success. As approved by City Council on July 24, 2017, the LEMR program currently secures a floor area allocation of 10 per cent in multi-family condominium developments with more than 60 units. The LEMR program also secures cash-in-lieu contributions for rezoning applications with 60 or fewer units. These contributions are directed to the City's Affordable Housing Reserve and are used to provide financial support for standalone affordable housing developments in Richmond.

The current cash-in-lieu rates are the following:

- Detached homes: \$4 per square foot;
- Townhouses: \$8.50 per square foot;
- Wood-frame multi-family developments: \$10 per square foot; and
- Concrete multi-family developments: \$14 per square foot.

### **Affordable Housing Density Bonus Programs**

Four other municipalities (Burnaby, New Westminster, City of North Vancouver and Victoria) have recently adopted programs similar to the LEMR program. All four programs secure affordable housing units in exchange for a density bonus.

Richmond's LEMR program remains a leader in several aspects. For example, the LEMR program is the only program that applies to all residential built forms and in all areas of the city.

In contrast, other municipal programs generally focus on medium to higher density developments and only apply in specific locations, such as areas designated for higher density development. LEMR also establishes lower base densities than the other programs, which creates a greater incentive for developers to access the density bonus in order to develop medium or high-density apartment housing.

Methods for establishing affordable housing contribution rates vary across these programs, which presents some challenges when comparing contribution rates with the City's current LEMR contribution rate of 10 per cent. In general, these programs have comparable or slightly higher contribution rates. One exception is the City of Victoria, which requires a 20 per cent floor area contribution rate. See Attachment 1 for more information regarding these programs.

### Housing Demand Estimates

Housing affordability guidelines established by the Canadian Mortgage and Housing Corporation state that housing costs should not exceed 30 per cent of a household's annual before-tax income. In 2016, 4,860 renter households in Richmond living in private-market housing spent more than 30 per cent of their income on housing costs.

Of these households, 33 per cent have moderate incomes (\$40,000 to \$70,000) and generally qualify for a LEMR unit. Based on this information, there is an estimated demand for 1,600 LEMR housing units for current renter households in Richmond. In addition, based on data from Metro Vancouver regarding updated demand estimates for rental housing, City staff forecast a need for an additional 1,200 LEMR housing units due to expected population growth over the next ten years.

Based on all information available, there is a need to secure at least 2,000 additional LEMR units to meet current and future housing needs within the next 10 years or approximately 200 LEMR units per year.

### Program Options

In February 2021, the City hired an economic consultant to assess the feasibility of increasing the LEMR floor area contribution and introducing a new market rental floor area requirement (Attachment 2). This work analyzed the financial impact of the increased rental requirements on hypothetical condominium developments. Varying floor area contribution rates were tested and evaluated on a score of one to five. A score of one indicated challenging financial feasibility due to the increased rental floor area requirements, while a score of four or five indicated positive financial feasibility.

A key variable in the analysis was land costs, which were based on base prices from recent land transactions. A score of three in the analysis indicated a "neutral" financial impact and suggested that a development could support land acquisition at base land prices. However, given that land costs are variable and could be higher than base prices, floor area options with a score of three could present financial risks for some developments. In these cases, floor area requirements with a score of three could prevent some developments from moving forward.

Taking into consideration the economic analysis, two distinct program options are presented. First, for properties located within the City Centre Area Plan, staff recommend a LEMR contribution rate of 15 per cent and a market rental rate of 10 per cent (Table 1). For properties outside of City Centre, staff recommend a LEMR contribution rate of 10 per cent and a market rental rate of 10 per cent (Table 2). These scenarios maximize the number of rental units that can be achieved without creating significant financial risks for developments.

This report seeks Council direction regarding the LEMR program. Additional information regarding proposed bylaw amendments and the proposed market rental requirement are provided in the companion report titled “Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions”.

**Table 1: Program Options Summary Inside of the City Centre Area Plan**

	Current Policy	Option 1 (Recommended)	Option 2	Option 3
<b>Market Rental Floor Area Contribution Rate</b>	Voluntary, Incentives Based	10%	10%	15%
<b>LEMR Floor Area Contribution Rate</b>	10%	15%	20%	15%
<b>Financial Feasibility Score*</b>		For high-density development (concrete): 4 of 5  For medium, medium/low density development (wood): 3 of 5	3 of 5	3 of 5

\*See Attachment 3 for supplementary information related to the financial feasibility scale ranking system.

Table 2 presents a set of scenarios specific to properties outside of City Centre. The proposed options include lower contribution rates due to the lower densities that are permitted outside of City Centre. In general, a higher floor area requirement presents greater financial risks for developments that achieve a 1.2 floor area ratio or lower. Accordingly, staff recommend a maximum floor area requirement of 10 per cent LEMR and 10 per cent market rental. The identified companion report provides more information regarding required bylaw amendments and the market rental requirement.

**Table 2: Program Options Summary Outside of the City Centre Area Plan**

	Current Policy	Option 1 (no change to current program)	Option 2 (Recommended)	Option 3
<b>Market Rental Floor Area Contribution Rate</b>	Voluntary, Incentives Based	Voluntary, Incentives Based	10%	Voluntary, Incentives Based
<b>LEMR Floor Area Contribution Rate</b>	10%	10%	10%	15%
<b>Financial Feasibility Score*</b>		3 of 5	3 of 5	1 of 5

\*See Attachment 3 for supplementary information related to the financial feasibility scale ranking system

Based on recent housing market trends, City staff estimate that a 15 per cent LEMR contribution rate would secure approximately 150 to 200 LEMR units per year. A 20 per cent contribution



rate would likely secure an average of 200 to 250 LEMR units per year assuming that there is no change to general market trends.

#### Updated Cash-In-Lieu Rates

In addition to the analysis summarized above, the economic consultant completed an assessment of cash-in-lieu rates for the LEMR program. The analysis provided updated cash-in-lieu rates based on current market trends. Based on the findings, staff recommend increasing cash-in-lieu rates to correspond with the overall floor area requirement as follows:

**Table 3: Proposed Cash-in-Lieu Rates – City Centre Plan Area**

Housing Type	15% LEMR Contribution Rate (Recommended)	20% LEMR Contribution Rate
Single-detached	\$8 per square foot	\$12 per square foot
Townhouses	\$18 per square foot	\$25 per square foot
Wood-frame apartments	\$25 per square foot	\$40 per square foot
Concrete apartments	\$25 per square foot	\$40 per square foot

**Table 4: Proposed Cash-in-Lieu Rates – Properties Outside of City Centre**

Housing Type	10% LEMR Contribution Rate - Updated 2021 Values (Recommended)	15% LEMR Contribution Rate
Single-detached	\$6 per square foot	\$8 per square foot
Townhouses	\$12 per square foot	\$18 per square foot
Wood-frame apartments	\$15 per square foot	\$25 per square foot
Concrete apartments	\$15 per square foot	\$25 per square foot

Cash-in-lieu contributions will continue to be directed to the City's Affordable Housing Reserve and used to support standalone affordable housing developments.

#### Cash-In-Lieu Bylaw Amendment

Section 5.15 in the Zoning Bylaw includes reference to original cash-in-lieu rates (2007) and updates that were adopted in 2016 and again in 2017. Amendment Bylaw 10260 would introduce additional tables to reflect the proposed updated rates for development both inside and outside City Centre. The amendment would also maintain provisions for in-stream applications. It is necessary to retain the serial tables. The bylaw amendment reflects the recommended cash-in-lieu rates defined above.

Other key elements of the LEMR program, specifically the floor area contribution rate, are also embedded in the zoning bylaw. Amending this component of the zoning bylaw would be necessary to update the LEMR program pursuant to Council direction. The companion report titled "Options to Secure Market Rental Housing in New Development and Option to Increase

Low End Market Rental (LEMR) Contributions” provides more information about proposed amendments regarding the floor area contribution rate.

### Implementation

Staff recommend that in-stream rezoning applications received prior to Council’s adoption of the proposed recommendations be processed under the existing LEMR parameters provided that the application achieves first reading within one year of the adoption of the bylaw amendments described in this report and the identified companion report. New applications received after Council’s adoption of the proposed bylaw amendments are subject to the updated requirements.

### Stakeholder Engagement

The provision of affordable and market rental housing is a fundamental component in meeting the City’s housing objectives. City Council has also expressed a desire to see rental housing policies advanced in a timely manner. Accordingly, staff recommend that public consultation regarding the policy change contemplated in this report occur as part of Council’s consideration of the proposed OCP bylaw. This approach will provide interested stakeholders with multiple opportunities to provide their views to City Council as part of the statutory bylaw amendment process.

Should Planning Committee endorse this bylaw, the bylaw will be forwarded to the next open Council Meeting for City Council’s consideration. Should City Council grant first reading to the OCP amendment bylaw, the bylaw will be forwarded to a Public Hearing. The Council Meeting and Public Hearing will provide any interested party an opportunity to provide comments directly to City Council.

### Next Steps

Pursuant to Council direction, City staff will complete the following next steps:

- Prepare an updated Information Bulletin that summarizes the updated LEMR program requirements;
- Inform UDI, other development industry stakeholders and non-profit housing providers about any changes to the LEMR program; and
- Publish updated program information on the City’s website.

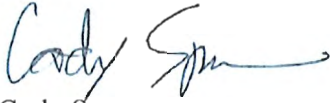
### **Financial Impact**

None.



## **Conclusion**

The City's Low End Market Rental program is an important part of the City's approach to meeting the housing needs of Richmond residents. In combination with the proposed market rental requirement, the City will continue to provide diverse housing options to meet the housing needs of Richmond residents.

A handwritten signature in blue ink, appearing to read "Cody Spencer", with a stylized flourish at the end.

Cody Spencer  
Program Manager, Affordable Housing  
(604-247-4916)

- Att. 1: Rental Housing Density Bonus Programs
- 2: GP Rollo Financial Analysis Summary
- 3: Financial Feasibility Scoring System

### Summary of Rental Housing Density Bonus Programs

This attachment provides a summary of municipal density bonus programs that secure affordable housing units in private market strata developments.

<b>Municipality and Program Name</b>	<b>Program Summary</b>	<b>Differences Relative to Richmond's LEMR Program</b>
City of Richmond, Low End Market Rental Program	<p>Approved in 2007, the City of Richmond's Low End Market Rental program currently secures 10% of floor area in multi-family developments as affordable housing. Rental rates for the program are currently established at 10% below average market rent.</p> <p>In contrast to the programs described below, LEMR is the only program that secures either cash-in-lieu contributions or units in all residential rezoning applications and in all areas of the city. LEMR also establishes lower base densities than the other regional programs, which creates a greater incentive for developers to access the density bonus in order to develop medium or high-density apartment housing.</p> <p>In total, the City has secured more than 1,500 affordable housing units, including 905 units through the LEMR program.</p>	N/A
City of Burnaby, Inclusionary Rental Policy	In May 2019, the City of Burnaby approved the Rental Use Zoning Policy, which secures 20% of units in new multi-family developments as affordable housing (calculated from the total number of market units derived from base densities). Rental rates for these units are set at 20% below CMHC median market rent. Burnaby's program	In contrast to LEMR, Burnaby's program only applies in specific areas of the city, particularly areas identified as Town Centres; does not secure cash-in-lieu or units for single-detached or duplex rezonings; and establishes higher base densities. Burnaby's program also establishes lower rental rates of 20% below median

	has secured 728 inclusionary housing units to date, with 505 of these units resulting from one large scale, master planned development.	market rent compared to the LEMR rate of 10% below average market rent.
City of New Westminster, Inclusionary Housing Policy	<p>In December 2019, New Westminster approved the Inclusionary Housing Policy, which secures 5% to 20% of floor area in new multi-family developments as affordable housing. Rents are set at either 10% below average market rent or at shelter rates (\$375 per month).</p> <p>Projects that request an OCP amendment or exceed the standard density bonus must provide 20% of floor area as affordable housing. Other projects that access the standard density bonus provision are required to provide either 10% of floor area at moderate-income rental rates or 5% of floor area at low-income rental rates. Projects that provide 5% must transfer ownership of the units to a non-profit housing provider or BC Housing at no cost. No units have been secured to date since current development applications were received prior to the approval of the policy.</p>	Whereas the LEMR program applies to all residential building types, New Westminster's program targets units in medium and higher density apartment developments. Applicable properties are generally located in the Downtown Plan Area rather than city-wide. The standard rental rates for this program are similar to LEMR, although the program also establishes the option of securing units at shelter rates (\$375 a month).
City of North Vancouver, Density Bonus and Community Amenity Policy	Approved in 2017, the City of North Vancouver's Density Bonus and Community Benefits Policy secures affordable rental units in exchange for a maximum density bonus of 1.0 FAR in medium and high density residential and mixed-use zones. 30% of the density bonus area must be provided as non-market housing, while the remainder of the bonus	In contrast to LEMR, North Vancouver's program has fewer defined parameters related to rental rates and other operational requirements. Accordingly, some project details are determined through negotiation.

	area can be sold as strata condominium units. To date, Richmond City staff have been unable to confirm the number of units secured through this program.	
City of Victoria, Inclusionary Housing Policy	Approved in June 2019, Victoria's Inclusionary Housing Policy establishes a contribution rate of 20% with rents charged between \$875 and \$1,750 per month. The program applies to all multi-family developments with more than 3 units. Similar to LEMR, developments comprised of 3 to 60 units are required to provide cash-in-lieu contributions rather than units. 130 affordable rental units have been secured to date.	In contrast to LEMR, Victoria's program does not secure cash-in-lieu or secondary suites for single-family or duplex rezonings.



### **City of Richmond Housing Program Financial Review, Executive Summary**

G. P. Rollo & Associates (GPRA) has been retained by the City of Richmond (the City) to prepare an analysis to complete a financial review of two City Housing programs:

- The Low End Market Rental (LEMR) housing program; and
- A proposed market rental housing program, which would require a minimum floor area allocation for market rental as part of private market condominium developments.


Specifically, the City has requested assistance in ensuring the program parameters are financially feasible and appropriate relative to current market conditions and needs.

GPRA has completed this analysis and has the following to report:

1. **Rental Survey:** We found that the median rental rate for units listed for rent were around \$2.70 per square foot, with that translating to an average monthly rent of \$2,300 for a two bedroom 855 square foot unit and require a household income of at least \$88,200 a year to meet CMHC guidelines for affordability. Purpose built rental buildings only had Studio to two bedroom units which were smaller on average than the listings on the web and thus resulted in smaller monthly rents for tenants, and we note that there is generally an inverse relationship between unit size and rent per square foot (i.e. as units increase in size the rental rate per square foot goes down and vice versa). This in part explains the lower rental rate outside City Centre as units in wood frame tend to be somewhat larger than concrete units.
2. **Economic Analysis of Variable Mixes of Market Rental and LEMR:** GPRA prepared proforma analysis to determine the land values that could be supported by a hypothetical two acre site in City Centre developed in concrete at 3.0 FSR and in wood frame at 2.0 FSR, and townhouse at 1.2 FSR, as well as outside City Centre in wood frame at 1.2 FSR with 10%, 15%, 20%, 50%, and 100% of the residential floor area rented at the median market rent identified through our survey. Our analysis indicates that the City could require 15% of the gross building area for market rentals if LEMR requirements do not change. With an increase in built LEMR requirements to 15% GPRA recommends requiring no more than 10% of the gross building area for market rentals. Although the analysis does indicate that projects could be viable with a stacked contribution of 15% market rental and 15% LEMR GPRA has based its viability on being able to support the lowest of land value ranges provided by the City's real estate staff. As such we have concerns that there are a significant number of properties in the City that may trade for well above the lowest values indicated and as such our recommendation is intended to reflect this reality. To recommend otherwise would risk pushing many developments into being economically unfeasible at this time.
3. **Impact Mitigation:** In general, best practices would be to inform builders and developers early in advance of proposed changes and to grandfather in-stream applications and consider a graduated roll out over a period of time to allow for developers to make adjustments in their decision making processes. The graduated rollout is recommended specifically because there is a wide range of land values reported by the City's real estate staff and this would allow time for expectations at the higher end of pricing to be curtailed. GPRA is of the opinion that there is little the City can do to significantly improve the economics of private developments through fees waivers or reductions.
4. **Potential to Increase LEMR Cash-In-Lieu Rates:** GPRA prepared economic analysis using current market revenues and costs to determine the Cash-In-Lieu rate for LEMR that would be the equivalent to providing built LEMR units. GPRA suggests that the City consider increasing rates to \$12 per square foot for townhouses and \$15 per square foot for apartments. These increases are close to a 50% increase over current rates for townhouses and wood frame apartments and thus we suggest that the single family rate be increased from \$4 to \$6 per square foot. Additional analyses have been prepared to estimate the equivalent CIL rates should the City increase built LEMR requirements from 10% to either 15% or 20%.

280-11780 Hammersmith Way, Richmond, B.C. V7A 5E9 \* Tel. (604) 275-4848 \* Fax. 1-866-366-3507  
www.RolloAssociates.com \* E-Mail: gerry@rolloassociates.com

### Financial Feasibility Scoring Summary

High Degree of Financial Feasibility to Very Low Degree of Financial Feasibility 				
1	2	3*	4	5
<ul style="list-style-type: none"> <li>Financial difficulty: Very challenging</li> <li>Land acquisition is generally not supported by base land values</li> <li>Financial risks for some developers</li> </ul>	<ul style="list-style-type: none"> <li>Financial difficulty: Neutral</li> <li>Land value is lower than base land prices</li> <li>Financial risks for some developers</li> </ul>	<ul style="list-style-type: none"> <li>Financial difficulty: Neutral</li> <li>Supports land acquisition at base land prices</li> <li>Financial risks for some developers</li> </ul>	<ul style="list-style-type: none"> <li>Financial difficulty: Feasible</li> <li>Land value is sufficiently higher than the base land prices</li> <li>Low financial risk for most developments</li> </ul>	<ul style="list-style-type: none"> <li>Financial difficulty: High degree of feasibility</li> <li>Land value is greater than base land prices</li> <li>Financial risks not expected</li> </ul>

\*A score of 3 indicates a "neutral" financial impact and suggests that land acquisition at base land prices is supported. However, a score of 3 could present financial risks for some developments based on the variability of land costs.





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10260 (Low End Market Rental Program  
Requirements)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by deleting Section 5.15.1 in its entirety and replacing it with new Section 5.15.1 as set out in Schedule "A" attached hereto and forming part of this Bylaw 10260.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10260"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



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CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

## Schedule A to Bylaw 10260

"5.15.1 Where an **owner** pays into the **affordable housing reserve** in accordance with this bylaw, as amended or replaced from time to time, the sum shall be determined as listed below:

- a) Where an amendment to this bylaw was considered by **Council** on or before September 24, 2016, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted <b>Principal Building</b>
RS2/A-K	\$1.00
RC2	\$1.00
ZS21	\$1.00
ZS22	\$1.00
RI2	\$2.00
RTL2	\$2.00
RTL4	\$2.00
RTM2	\$2.00
RTM3	\$2.00
RTH1	\$2.00
RTH2	\$2.00
RTH3	\$2.00
RTH4	\$2.00
RTP1	\$2.00
RTP2	\$2.00
RTP3	\$2.00
RTP4	\$2.00
RAL2	\$4.00
RAM2	\$4.00
RAM3	\$4.00
RAH1	\$4.00

Zone	Sum Per Buildable Square Foot of Permitted <b>Principal Building</b>
RAH2	\$4.00
CDT2	\$4.00
RCL2	\$4.00
ZHR6	\$4.00
ZR7	\$2.00
ZMU19	\$4.00
ZMU20	\$4.00
ZMU21	\$4.00
ZMU22	\$4.00
ZMU24	\$4.00
ZMU26	\$4.00
ZMU32	\$4.00
ZT70	\$2.00
ZS23	\$1.00
ZLR26	\$2.00 for <b>housing, town</b> , \$4.00 for <b>housing, apartment</b>
ZD5	\$2.00 <i>[Bylaw 9551, Nov 13/18]</i>
ZT80	\$2.00 <i>[Bylaw 9563, Jul 27/20]</i>

- b) Where an amendment to this bylaw is considered by **Council** after September 24, 2016 and on or before July 24, 2017, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted <b>Principal Building</b>
RS2/A-K	\$2.00
RC2	\$2.00
ZS21	\$2.00
ZS22	\$2.00
RI2	\$4.00
RTL2	\$4.00

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RTL4	\$4.00
RTM2	\$4.00
RTM3	\$4.00
RTH1	\$4.00
RTH2	\$4.00
RTH3	\$4.00
RTH4	\$4.00
RTP1	\$4.00
RTP2	\$4.00
RTP3	\$4.00
RTP4	\$4.00
RAL2	\$6.00
RAM2	\$6.00
RAM3	\$6.00
RAH1	\$6.00
RAH2	\$6.00
CDT2	\$6.00
RCL2	\$6.00
ZHR6	\$6.00
ZR7	\$4.00
ZMU19	\$6.00
ZMU20	\$6.00
ZMU21	\$6.00
ZMU22	\$6.00
ZMU24	\$6.00
ZMU26	\$6.00
ZT70	\$4.00
ZS23	\$4.00
ZLR26	\$4.00 for housing, town, \$6.00 for housing, apartment

Zone	Sum Per Buildable Square Foot of Permitted <b>Principal Building</b>
ZS28	\$2.00 <i>[Bylaw 9661, Mar 26/18]</i>
ZT82	\$4.00 <i>[Bylaw 9731, Feb 8/21]</i>

- c) Where an amendment to this bylaw is considered by **Council** after July 24, 2017 and on or before June 21, 2021, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted <b>Principal Building</b>
RS2/A-K	\$4.00
RC2	\$4.00
ZS21	\$4.00
ZS22	\$4.00
RI2	\$8.50
RTL2	\$8.50
RTL4	\$8.50
RTM2	\$8.50
RTM3	\$8.50
RTH1	\$8.50
RTH2	\$8.50
RTH3	\$8.50
RTH4	\$8.50
RTP1	\$8.50
RTP2	\$8.50
RTP3	\$8.50
RTP4	\$8.50
RDA	\$8.50 <i>[Bylaw 9975, Feb 19/19]</i>
RTA	\$8.50 <i>[Bylaw 9976, Feb 19/19]</i>
RAL2	\$10.00 for wood frame construction \$14.00 for concrete construction
RAM2	\$10.00 for wood frame construction \$14.00 for concrete construction

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RAM3	\$10.00 for wood frame construction \$14.00 for concrete construction
RAH1	\$10.00 for wood frame construction \$14.00 for concrete construction
RAH2	\$10.00 for wood frame construction \$14.00 for concrete construction
CDT2	\$10.00 for wood frame construction \$14.00 for concrete construction
RCL2	\$14.00
ZHR6	\$14.00
ZR7	\$8.50
ZMU19	\$8.50 for <b>housing, town</b> \$10.00 for <b>housing, apartment</b>
ZMU20	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU21	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU22	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU24	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU26	\$10.00 for wood frame construction \$14.00 for concrete construction
ZT70	\$8.50
ZS23	\$4.00
ZLR26	\$8.00 for <b>housing, town</b> \$10.00 for <b>housing, apartment</b>
ZMU33	\$10.00 for wood frame construction \$14.00 for concrete construction
CDT1	\$8.00 for <b>housing, town</b> \$14.00 for <b>housing, apartment</b>
ZT87	\$4.00 [Bylaw 10152, Dec 14/20]

- d) Where an amendment to this bylaw is considered by **Council** after June 21, 2021, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:



## i) Inside City Centre:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RS2/A-K	\$8.00
RC2	\$8.00
ZS21	\$4.00
ZS22	\$4.00
RI2	\$18.00
RTL2	\$18.00
RTL4	\$18.00
RTM2	\$18.00
RTM3	\$18.00
RTH1	\$18.00
RTH2	\$18.00
RTH3	\$18.00
RTH4	\$18.00
RTP1	\$18.00
RTP2	\$18.00
RTP3	\$18.00
RTP4	\$18.00
RDA	\$18.00
RTA	\$18.00
RAL2	\$25.00
RAM2	\$25.00
RAM3	\$25.00
RAH1	\$25.00
RAH2	\$25.00
CDT2	\$25.00
RCL2	\$25.00
ZHR6	\$14.00
ZR7	\$8.50

<b>Zone</b>	<b>Sum Per Buildable Square Foot of Permitted Principal Building</b>
ZMU19	\$8.50 for <b>housing, town</b> \$10.00 for <b>housing, apartment</b>
ZMU20	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU21	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU22	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU24	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU26	\$10.00 for wood frame construction \$14.00 for concrete construction
ZT70	\$8.50
ZS23	\$4.00
ZLR26	\$8.00 for <b>housing, town</b> \$10.00 for <b>housing, apartment</b>
ZMU33	\$10.00 for wood frame construction \$14.00 for concrete construction
CDT1	\$25.00
ZT87	\$4.00

ii) Outside **City Centre**:

<b>Zone</b>	<b>Sum Per Buildable Square Foot of Permitted Principal Building</b>
RS2/A-K	\$6.00
RC2	\$6.00
ZS21	\$4.00
ZS22	\$4.00
RI2	\$12.00
RTL2	\$12.00
RTL4	\$12.00
RTM2	\$12.00
RTM3	\$12.00

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RTH1	\$12.00
RTH2	\$12.00
RTH3	\$12.00
RTH4	\$12.00
RTP1	\$12.00
RTP2	\$12.00
RTP3	\$12.00
RTP4	\$12.00
RDA	\$12.00
RTA	\$12.00
RAL2	\$15.00
RAM2	\$15.00
RAM3	\$15.00
RAH1	\$15.00
RAH2	\$15.00
CDT2	\$15.00
RCL2	\$15.00
ZHR6	\$14.00
ZR7	\$8.50
ZMU19	\$8.50 for <b>housing, town</b> \$10.00 for <b>housing, apartment</b>
ZMU20	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU21	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU22	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU24	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU26	\$10.00 for wood frame construction \$14.00 for concrete construction

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
ZT70	\$8.50
ZS23	\$4.00
ZLR26	\$8.00 for <b>housing, town</b> \$10.00 for <b>housing, apartment</b>
ZMU33	\$10.00 for wood frame construction \$14.00 for concrete construction
CDT1	\$15.00
ZT87	\$4.00

For the purposes of Section 5.15.1, buildable square foot means the maximum **floor area ratio** and excludes the items not included in the calculation of **density** (e.g., **enclosed parking**; unenclosed **balconies**; common stairwells and common elevator shafts; etc.).

For the purposes of Section 5.15.1(c) and (d), concrete construction includes steel construction.”