Inclusionary Housing Policy – Financial Parameters

Planning and Development Department

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INCLUSIONARY HOUSING POLICY FINANCIAL PAREMETRES

The following are key financial parameters published by the City for use with the *Inclusionary Housing Policy* adopted by Council on September 8, 2025. These parameters are intended to be updated and published by the City on a regular basis. Definitions included in the *Inclusionary Housing Policy* are applicable in this document.

Maximum Inclusionary Housing Unit Rents

Maximum Inclusionary Housing rents are based on Canadian Mortgage and Housing Corporation data. For convenience, the following are maximum inclusionary housing unit rents requirements based on Canadian Mortgage and Housing Corporation average rents, apartments, all years, Vancouver Region, 2024.

	CMHC Average, 2024	*10% Below CMHC Average, 2024*
Studio	*$1,576*	*$1,418.40*
1-Bed	*$1,769*	*$1,592.10*
2-Bed	*$2,313*	*$2,081.70*
3-Bed	*$2,942*	*$2,647.80*
Total	*$1,924*	*$1,731.60*

CMHC average rents, apartments, all years, Vancouver Region, 2024

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Below Market Sales Price for Inclusionary Housing Units

Below market sales price sale are based on financing (mortgage) that can be supported by the maximum unit rents and are established as follows:

- Buildings of 8-*storeys* or less:
  - $3,547.61 per square metre ($329.70 per sq. ft.) of *gross inclusionary housing floor area*

- Building of more than 8-*storeys*:
  - $3,754.55 per square metre ($348.90 per sq. ft.) of *gross inclusionary housing floor area*

Cash-in-Lieu Charge

Cash-in-lieu is set as a charge equivalent in value to providing *inclusionary housing units*. Where cash-in-lieu for *inclusionary housing units* is permitted, the following charges would apply:

- Buildings of 8-*storeys* or less:
  - $590 per square metre ($54.82 per sq. ft.) of total *gross residential floor area* of the *development application*

- Building of more than 8-*storeys*:
  - $305 per square metre ($28.33 per sq. ft.) of total *gross residential floor area* of the *development application*