

Cash-in-Lieu Replacement Values

Cash-in-lieu payments are for the replacement value of the rental units as specified in the Rental Housing Protection By-law. This includes the cost to acquire land and construct the unit. Cash-in-lieu values by type of unit for rental units demolished and not replaced have been determined through a market assessment by N. Barry Lyon Consultants (NBLC). These values will be reviewed and updated annually.

2019 Rental Unit Replacement Values	
Unit Type	Value*
Bachelor/ 1-Bedroom	\$225,000
2-Bedroom	\$255,000
3-Bedroom	\$280,000

Source: NBLC Market Assessment, 2019

*The requirement to include parking costs will be defined on an individual case-by-case basis and can range from \$40,000 to \$70,000 per parking space.

Calculation of Value Methodology

The methodology for the replacement value is based on hard construction costs, soft development costs and land value.

Cash-in-lieu funds are allocated to the City's Housing Reserve Fund and will be used for the development of new rental housing.